



# 6603 Bow Crescent Calgary Alberta

\$799,000

Introducing a contemporary masterpiece nestled in the vibrant community of Bowness. This three-story townhouse, crafted by a boutique builder, promises urban living with unparalleled ease. Never before occupied, this end unit, situated on a corner lot, is part of a brand new four-plex development. Spanning over 2,000 square feet of meticulously designed living space, this home welcomes you with 9' ceilings and 8' doors, suffusing the interiors with natural light through expansive windows. The main level greets you with an inviting entryway, leading to an open-concept living, dining room, and kitchen area. A cozy electric fireplace with a tile surround adds warmth and charm, while the kitchen features custom European-style cabinets, quartz countertops, and quality stainless steel appliances. Ascend to the second level, where plush carpet flooring guides you to two bedrooms, each with its own ensuite. The primary bedroom boasts a fireplace, walk-in closet with custom built ins, and a luxurious 4-piece ensuite. A convenient laundry room and linen closet complete this level. The third level offers a versatile loft area with a wet bar, perfect for entertaining, and a rooftop patio showcasing breathtaking views. The fully finished basement features an extra window, a large rec/flex room, an additional bedroom with a 4-piece ensuite, and ample storage space. Parking is a breeze with each unit in the 4-plex having it's own single detached garage offering extra height for storage, supplemented by street parking. Custom metal railings, white oak accents, extra windows in the stairwell and custom glass railings accentuate the home's modern aesthetic. Other upgrades include a plywood subfloor, SBS mechanically fastened roofing system, and tile flooring in all bathrooms. But that's not all--this home also boasts top-quality paint (no lacquer here), durable fiberglass exterior d...

- 4pc Bathroom 5.25 Ft x 12.33 Ft
- 4pc Bathroom 5.42 Ft x 13.00 Ft
- Bedroom 12.58 Ft x 10.08 Ft
- Laundry room 5.58 Ft x 5.75 Ft
- Primary Bedroom 13.33 Ft x 11.58 Ft
- Loft 12.42 Ft x 12.42 Ft

- Bedroom 10.75 Ft x 14.83 Ft
- Recreational, Games room 13.92 Ft x 16.75 Ft
- Furnace 7.25 Ft x 11.75 Ft
- 2pc Bathroom 5.00 Ft x 7.00 Ft
- Dining room 10.50 Ft x 10.67 Ft
- Kitchen 12.75 Ft x 10.75 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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CIR

REALTY

149 West Lakeview Point , Calgary, AB,

Phone: 403-585-5270  
cawarawa@shaw.ca

4pc Bathroom 4.92 Ft x 9.83 Ft

Living room 11.92 Ft x 11.75 Ft