



## 6011 Bowwater Crescent Calgary Alberta

\$699,900

Nestled on one of the most desirable streets in Bowness, this incredible property offers a rare opportunity just one block from the river and surrounded by stunning new builds. Positioned on a quiet, mature, tree-lined street between two beautifully designed homes, this property is perfect for those dreaming of their future custom build, seeking a renovation project, or simply desiring a well-maintained holding property. The home itself is move-in ready, showcasing pride of ownership and making it an excellent rental option while you plan your vision. The expansive 63-foot-wide lot provides endless possibilities for creative building designs, making it a standout choice for developers or families looking to create their dream home. Beyond the property, Bowness offers a lifestyle that's second to none. Stroll along Bowness Road to explore its charming shops, trendy cafes, and restaurants, or enjoy the convenience of being moments from WinSport and Calgary Farmers' Market West. With its unbeatable location and exceptional potential, this property is a must-see for anyone looking to invest in one of Calgary's most exciting communities. (id:6769)

Living room 17.67 Ft x 12.83 Ft

Eat in kitchen 12.42 Ft x 9.17 Ft

Other 13.17 Ft x 9.50 Ft

4pc Bathroom .00 Ft x .00 Ft

Primary Bedroom 10.33 Ft x 9.83 Ft

Listing Presented By:



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**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)