



# 3411 Bowlcliffe Crescent Calgary Alberta

\$799,000

Welcome to your new home, situated on a peaceful and quiet crescent in the sought-after neighborhood of Bowness. This bungalow offers comfort and convenience with its spacious layout and delightful outdoor space. Upstairs, you will find a cozy kitchen and dining area, a big living room great for having guests over, 2 bedrooms, and a 4-piece bathroom. The basement features a spacious bedroom with another 4-piece bathroom that includes a jetted tub. Downstairs also offers a dedicated office space, providing the perfect environment for work or study. Enjoy the beauty of a private yard with no back lane, surrounded by trees—ideal for relaxation, fires, and entertaining. An oversized double garage provides ample space for vehicles and storage. An additional 40' parking pad for your RV and room for multiple vehicles on the driveway ensures convenience for all residents and visitors. The home includes a high-efficiency Carrier furnace and a new water heater. A new roof was installed on both the house and garage in 2023. The sewer system was replaced in 2022, enhancing the property's infrastructure and functionality. Both the front and back yards were fully landscaped seven years ago and regraded to ensure water is diverted away from the home. Located in a family-friendly area, with access to numerous restaurants and amenities, you are just minutes away from Main Street Bowness, the new farmers market, the gym, Canada Olympic Park, Winsport, and a new Superstore. There are parks nearby and schools for all ages. Enjoy the luxury of living close to the Bow River while remaining outside the flood zone. This location provides easy access in and out of the community, being just a 5-minute drive from the newly completed ring road, and offers quick access to both the mountains and downtown Calgary. Don't miss out on this wonderful opportunity to own a charming bungalow in a desi...

Furnace 13.25 Ft x 11.33 Ft  
Den 10.58 Ft x 7.17 Ft  
Family room 10.50 Ft x 16.67 Ft  
Bedroom 9.50 Ft x 13.33 Ft  
3pc Bathroom 12.92 Ft x 10.67 Ft  
Kitchen 8.50 Ft x 7.92 Ft

Dining room 11.58 Ft x 9.00 Ft  
Living room 12.92 Ft x 22.75 Ft  
4pc Bathroom 8.08 Ft x 5.08 Ft  
Primary Bedroom 12.33 Ft x 11.33 Ft  
Bedroom 8.33 Ft x 11.58 Ft

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

Listing Presented By:



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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca