



## 7232 Bow Crescent Calgary Alberta

\$4,000,000

Welcome to the largest single river lot on the Bow River in the entire city! The massive 3 acre legacy family estate is located on a 240ft wide frontage, by 600ft deep, mature treed, very private river lot and still retains the original charm of the 1930's farm house!! Check out the aerial video tour of this amazing property! You can build your dream estate home or it has the potential to subdivide (subject to city permit approvals, of course) into multiple river estate lots. This property is truly an amazing river location and is surrounded by multi million dollar homes dotted all along beautiful Bow Crescent! Only four streets in all of the City of Calgary are deeded right to the high water mark of the river offering the ultimate privacy! This lot is located in the flood fringe of the Alberta flood map but the location of the house did not experience any overland flooding in the 2013 flood event. Offerings of this magnitude only come by once in a lifetime. Fantastic inner city location, the regional river bike path system is right at your doorstep right, across from Bowmont off-leash park, and a short walk to Bowness park. Close to the University of Calgary, two hospitals and the new Baker Centre, the new Superstore, Greenwich Farmers Market and Trinity Hills box stores are only a few blocks away, easy access west to the mountains and a short 10-15 minute drive to downtown. \*\*\*By appointment only please, as the house is tenant occupied by a family relative.\*\*\* (id:6769)

4pc Bathroom Measurements not available

Living room 4.20 M x 3.80 M

Eat in kitchen 3.50 M x 2.20 M

Dining room 3.80 M x 2.40 M

Primary Bedroom 3.50 M x 2.50 M

Bedroom 3.10 M x 2.60 M

Other 3.10 M x 2.30 M

Listing Presented By:



Originally Listed by:  
RE/MAX REAL ESTATE (CENTRAL)

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**RE/MAX Realty Professionals**

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