

**6507 Bow Crescent NW
Calgary, Alberta**

MLS # A2206227



\$749,900

Division:	Bowness		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,639 sq.ft.	Age:	1952 (73 yrs old)
Beds:	3	Baths:	2
Garage:	Alley Access, Double Garage Detached, Drive Through, See Remarks		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, See Remarks		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stucco	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, See Remarks		

Inclusions: none

PUBLIC OPEN HOUSE APRIL 26, 2:00 - 4:00 Unique Character Residence – Converted Church on Bow Crescent in Bowness. Nestled along the highly desirable Bow Crescent, steps from the river, this one-of-a-kind character home seamlessly blends history with modern living. Originally a charming church, this stunning residence has been thoughtfully transformed into a warm and inviting 3-bedroom, 2-bathroom home, filled with architectural charm and unique design elements. Inside, vaulted ceilings and expansive windows flood the space with natural light, highlighting the rich hardwood floors that run throughout the main level. The open-concept living and dining areas retain the building's original character while offering a functional layout perfect for entertaining. A choir loft overlooking the main space has been creatively repurposed as a bright and airy home office, adding a truly distinctive touch. The full, undeveloped basement presents endless possibilities—whether you envision additional living space, a workshop, or a private retreat. Recently replaced high-efficiency furnace. Outside, a brand-new custom-designed garage complements the home's timeless aesthetic while providing this very well planned out modern convenience. Very carefully designed with vaulted ceilings, two different sized doors for a drive through application, drywalled and heated, this garage is sure to impress! Situated in one of Calgary's most sought-after locations, this property offers the perfect blend of tranquility and accessibility. Shopping, restaurants, schools and more! Enjoy the beauty of the nearby Bow River, walking paths, and parks, all while being just minutes from the city's best amenities. A rare and remarkable opportunity to own a piece of history in the prime river community of Bowness! Don't miss

out—schedule your viewing today!