

7711 Bowcliffe Crescent NW
Calgary, Alberta

MLS # A2260325

\$625,000

Division:	Bowness		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,078 sq.ft.	Age:	1971 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator x2, Shed, Roughed in Central Vac, Garage Control

Set on a good size lot in the sought-after community of Bowness, this property offers endless possibilities. Mature trees and a spacious, fenced backyard, it's an inviting canvas for creating a dream home. Inside, solid construction and a thoughtful floor plan are enhanced by upgraded windows, doors, and a high-efficiency furnace. The heated and insulated double garage adds convenience and value, while the neighborhood's vibrant character, nearby parks, river pathways, and boutique amenities promise an exceptional lifestyle. Whether you envision a stylish renovation or a fresh new chapter, this property pairs potential with a perfect location on a quiet Crescent.