

# \$349,999 - 4, 5803 Bow Crescent Nw, Calgary

MLS® #A2203856

**\$349,999**

4 Bedroom, 3.00 Bathroom, 1,430 sqft  
Residential on 0.00 Acres

Bowness, Calgary, Alberta

Nestled on the highly desirable Bow Crescent, this spacious 4-bedroom, 3.5-bathroom townhome offers an incredible opportunity to build equity in one of Calgary's most sought-after communities. Just steps from the Bow River, Hexall Park, and scenic pathways, this home provides the perfect blend of nature and convenience.

With downtown, the Children's Hospital, Foothills Hospital, the University of Calgary, and Canada Olympic Park all within easy reach, plus quick access to Stoney Trail and the mountains, the location is unbeatable.

This home offers a spacious and functional layout, perfect for comfortable living and entertaining. The main floor features a bright and inviting living room with a cozy fireplace, large windows that flood the space with natural light, and access to a balcony—an ideal spot to relax and take in the surroundings. The adjacent dining room flows seamlessly into the kitchen, which boasts plenty of counter space and a second balcony, perfect for barbecuing and outdoor gatherings.

Upstairs, the primary suite is a true retreat, offering a generous space, a private ensuite, with new toilet and yet another balcony to enjoy your morning coffee or unwind in the evening. An additional two bedrooms provide ample room for family or guests.



The fully developed basement adds even more versatility to the home, featuring a spacious entertainment area, a wet bar, and an additional bedroom—perfect for visitors or a home office. While the home is ready for some updates, its price reflects its incredible potential. This is a fantastic opportunity to personalize the space and build equity with a few modern touches.

Don't miss out on this fantastic chance to own in Bowness! Schedule your viewing today.

Built in 1979

### Essential Information

MLS® #	A2203856
Price	\$349,999
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,430
Acres	0.00
Year Built	1979
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	4, 5803 Bow Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2C5

### Amenities

Amenities	None
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Parking Spaces	1
Parking	Off Street, Stall

### **Interior**

Interior Features	Bookcases
Appliances	Dishwasher, Garburator, Refrigerator, Washer/Dryer, Electric Oven, Freezer
Heating	Forced Air, Fireplace(s)
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony
Lot Description	Landscaped, Many Trees, Street Lighting
Roof	Asphalt Shingle
Construction	Wood Frame, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 4th, 2025
Days on Market	4
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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