

**32 Bowbank Crescent NW**  
**Calgary, Alberta**

**MLS # A2168579**



**\$1,650,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,776 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.46 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shaped Lot, Secluded, Tr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Block	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Granite Counters, Jetted Tub, Storage, Wet Bar		

**Inclusions:** N/A

Welcome to a breathtaking waterfront property on the banks of the Bow river! Located on an incredible, almost half an acre lot (0.46 of an acre), a mature treed and very private location, encompassing 100 feet of river frontage, offering spectacular river views and the vast river escarpment views beyond!! The expansive four bedroom, 2,775 sqft two story house is a "diamond in the ruff" presenting a real opportunity and awaiting a renewal to its former grandeur! The main floor is accentuated by real hardwood flooring, granite counter tops, a gas fireplace in the living area, amazing river views from the main floor master bedroom (including a 5-pce ensuite bath) and main floor laundry. The upper level consists of a massive bonus room c/w spectacular river views and three more good sized bedrooms. The lower level is unspoiled, ready for new development, increasing the value and space. There is an oversized double attached garage and a massive front exposed aggregate concrete parking area. This property is situated in an incredible location in Bowness at the end of a very quiet and private cul-de-sac. This is a wonderful family home awaiting new ideas and updates!