

# \$625,000 - 7711 Bowcliffe Crescent Nw, Calgary

MLS® #A2260325

## \$625,000

5 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.13 Acres

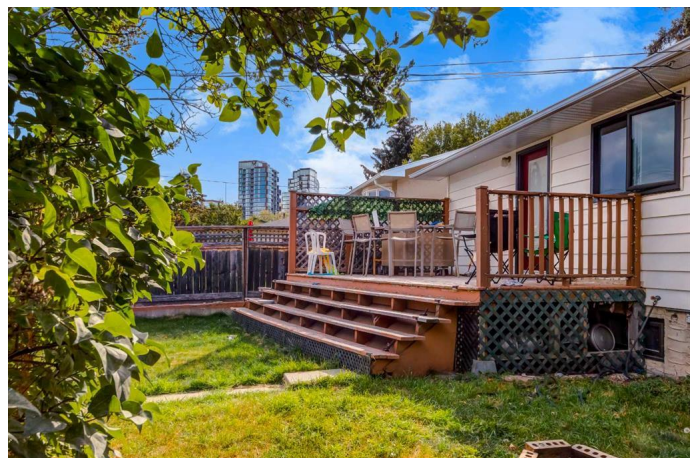
Bowness, Calgary, Alberta

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.

Built in 1971

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260325    |
| Price          | \$625,000   |
| Bedrooms       | 5           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,078       |
| Acres          | 0.13        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |



|        |        |
|--------|--------|
| Status | Active |
|--------|--------|

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 7711 Bowcliffe Crescent Nw |
| Subdivision | Bowness                    |
| City        | Calgary                    |
| County      | Calgary                    |
| Province    | Alberta                    |
| Postal Code | T3B 2S5                    |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Detached |
| # of Garages   | 2                      |

## Interior

|                   |                                           |
|-------------------|-------------------------------------------|
| Interior Features | See Remarks                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Washer |
| Heating           | Forced Air, Natural Gas                   |
| Cooling           | None                                      |
| Has Basement      | Yes                                       |
| Basement          | Full, Partially Finished                  |

## Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | Other                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Rectangular Lot, See Remarks |
| Roof              | Asphalt Shingle                                                |
| Construction      | Wood Frame                                                     |
| Foundation        | Poured Concrete                                                |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 2nd, 2025 |
| Days on Market | 30                |
| Zoning         | R-CG              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.