

Amazing Revenue Opportunity

7140 BOW CRES NW



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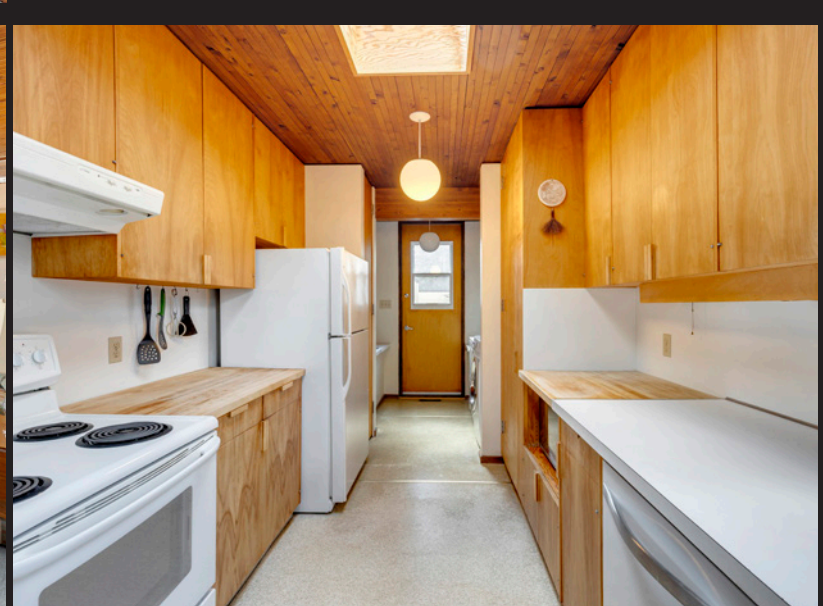
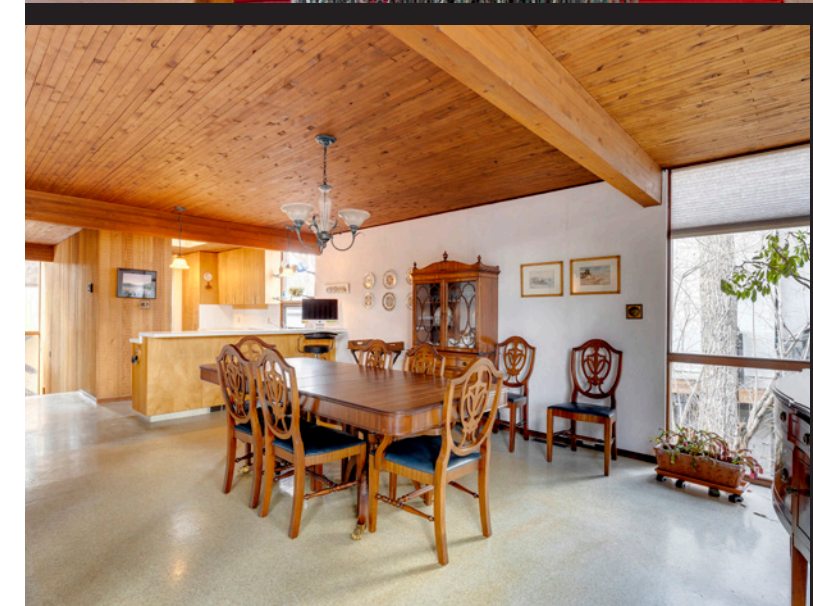
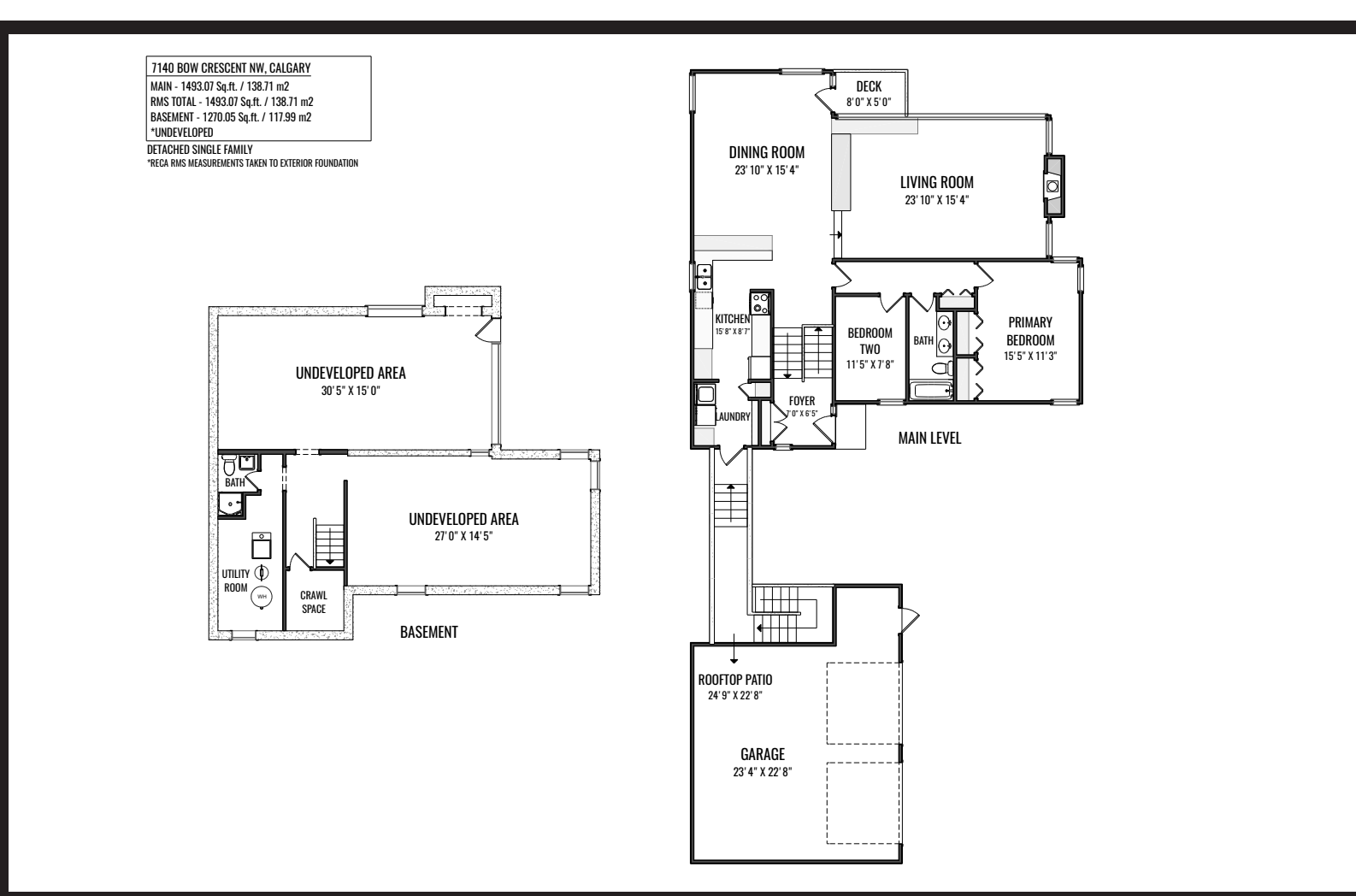
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Amazing river lot opportunity! Situated on sought after Bow Cres NW, this property is waiting for your design ideas. Bring this original 1960's gem back to life or plan your dream home! Currently floorplan features, 2 bed & 2 bath with original wood finishes and skylights throughout. The sunken living room offers amazing light through a wall of windows with views of the river. The large dining room would allow for an incredible kitchen expansion. The walk-out lower level is unfinished, with patio doors leading to the back yard. There is a double detached garage with roof top deck; the walkway from the kitchen makes for easy access. This lot offers tons of potential! Create a riverside oasis and dip your toes in the water while you have your morning coffee! Whether you're looking to get out of town or commute Downtown, you'll appreciate easy access to the Trans Canada Hwy/16th Ave NW. Minutes to the Foothills Medical Campus and University of Calgary. Enjoy active living with proximity to WinSport, Edworthy Park, Shouldice Athletic Park & Riverside Golf Centre.



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MLS:	A1207972
Year Built:	1960
Subdivision:	Bowness
Type:	House
Class:	Detached
Taxes:	\$4,899/2021
Size:	1,493.17 SqFt
Lot Size:	50' x 235'

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