

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

MLS® #A2260325

\$625,000

5 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.13 Acres

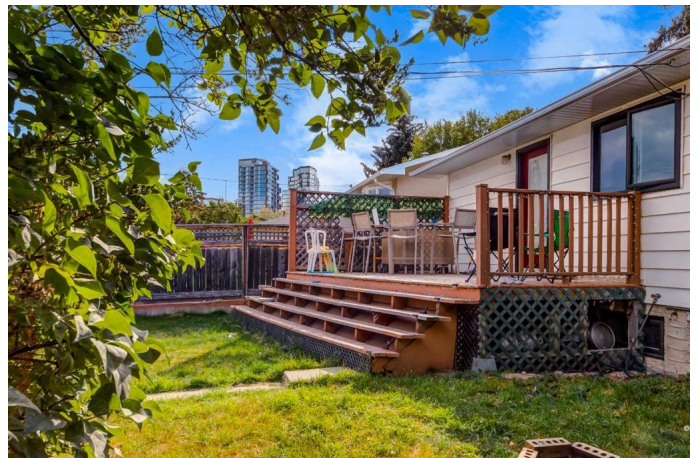
Bowness, Calgary, Alberta

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	29
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.