

**7136 Bow Crescent NW**  
**Calgary, Alberta**

**MLS # A2313639**



**\$2,725,000**

<b>Division:</b>	Bowness		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,564 sq.ft.	<b>Age:</b>	1920 (106 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.88 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Closet Organizers, Double Vanity, High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Fridge, Built-in Wall Oven & Toaster, Dishwasher, Gas Stove, Wine fridge, Washer & Dryer, Window coverings, Air Conditioner, RO water purifier, UV air purifiers (2), Garage door opener with remote, Ring Doorbell, 2 floodlight camera's

**RARE BOW RIVER WATERFRONT DEVELOPMENT OPPORTUNITY.** Situated on an extraordinary pie-shaped parcel with approximately 200 feet of Bow River shore access and 98 feet of frontage, this is a truly unique opportunity for developers, investors, or those seeking an unmatched estate property. The property can be legally subdivided into three separate lots, with the southernmost lot already conditionally approved for subdivision, creating immediate development potential and reducing future timelines. Whether you're looking to build a signature riverfront estate, create a multi-lot luxury development, or secure a long-term holding property with significant upside, opportunities of this caliber are exceptionally rare. Build your dream home on one lot while living in or generating income from the extensively renovated executive-style raised bungalow next door. The existing residence has undergone substantial upgrades and improvements, offering outstanding value as a holding property. Soaring 16-foot vaulted ceilings, dramatic wall-to-wall windows, and panoramic river views create a true "escape to nature" experience while remaining connected to city amenities. Major updates include triple-pane windows, fibre cement siding with real stone masonry, composite decking with cable railings, air conditioning, updated water and sewer lines, PEX plumbing, a 200-amp electrical service, sump pump, sewer backup prevention valve, and two high-efficiency furnaces. The chef-inspired kitchen features premium Miele appliances under warranty until 2029, custom soft-close cabinetry, quartz countertops with waterfall edge and a walk-in working pantry. Additional highlights include Acacia engineered hardwood flooring, spa-inspired bathrooms, a legal basement bedroom, commercial-grade LVP flooring, and an oversized detached garage. For added

peace of mind, the property has been pre-inspected (May 2026) and includes an updated RPR (2026). A rare chance to acquire a premier riverfront property offering immediate enjoyment, rental potential, and exceptional future development opportunities along one of Calgary's most sought-after natural corridors.