$585,000 - 6518 Bowwood Drive Nw, Calgary

MLS® #A2218477
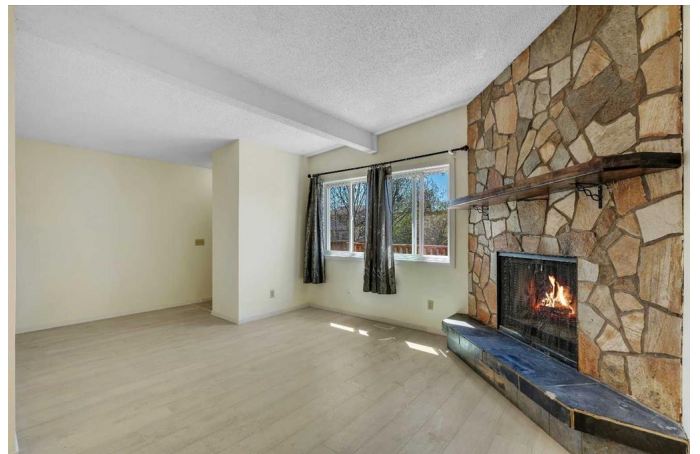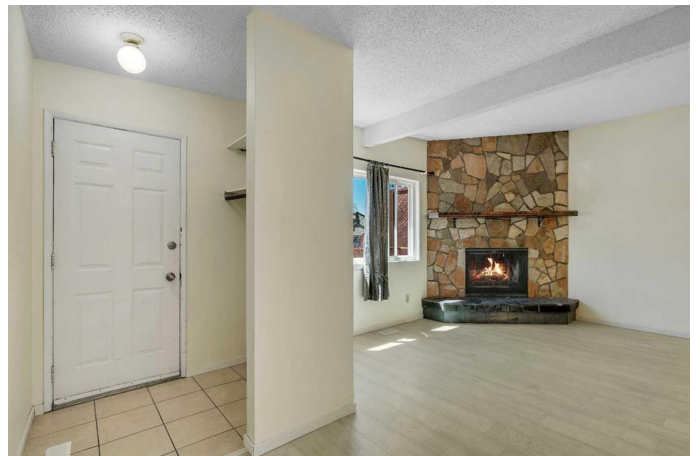
$585,000

5 Bedroom, 2.00 Bathroom, 968 sqft
Residential on 0.07 Acres

Bowness, Calgary, Alberta

This freshly updated property in the heart of Bowness offers a legal suite, 5 bedrooms, 2 full bathrooms, and a smart layout with nearly 1900 square feet of living space across 2 levels. Whether you're looking to live up, rent down, or capitalize on a full-income property, this home positions you for long-term success. No detail has been overlooked â€" brand new flooring throughout, all-new windows, stylish tile tub surrounds, new stainless steel appliances on both levels, fresh paint, modernized doors and hardware, and fresh window coverings. The rebuilt front patio offers instant curb appeal, while inside, the bright, open-concept main level makes a statement with a south-facing window, wood-burning fireplace, and seamless flow between living, dining, and kitchen spaces. The kitchen boasts generous counter space and a large window for natural light, paired with a new fridge and stove. Down the hall, three large bedrooms, a refreshed full bathroom, and stacked laundry offer functionality and comfort. The legal basement suite is turnkey-complete with its own entrance, two large bedrooms, a full kitchen with pantry and new appliances, updated bathroom, and spacious living area flooded with natural light. Brand new high efficiency furnace and a new hot water tank, ensure peace of mind. The spacious backyard features a concrete patio area and picnic table shaded by a mature tree leading to the off street parking for 4 vehicles. Just one block from Bownessâ€™s original Main Street home

to local shops, restaurants, and rich community history, this property is a great additional to a savvy buyers portfolio.

Built in 1978

Essential Information

MLS® #	A2218477
Price	$585,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	968
Acres	0.07
Year Built	1978
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	6518 Bowwood Drive Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 2G8

Amenities

Parking Spaces	4
Parking	Off Street

Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Separate Entrance
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard, Storage
Lot Description	Back Lane, Back Yard, Level
Roof	Asphalt
Construction	Concrete, Metal Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 7th, 2025
Days on Market	5
Zoning	M-C1

Listing Details

Listing Office	RE/MAX First