

# \$695,000 - 3427 Bonita Crescent Nw, Calgary

MLS® #A2216385

**\$695,000**

5 Bedroom, 2.00 Bathroom, 1,155 sqft  
Residential on 0.16 Acres

Bowness, Calgary, Alberta

**\*\*OPEN HOUSE SAT. MAY 3, 2PM-4PM\*\***

Welcome to 3427 Bonita Crescent NW, a true Bowness original, lovingly maintained by the same owner since day one. Tucked away on a quiet street with a sunny west-facing backyard, this detached bi-level is full of potential â€” whether youâ€™re looking for your first home, a project to personalize, or a property to add a future legal/illegal suite (pending City approval), this oneâ€™s worth a closer look.

Step inside and head up to the main living area, where youâ€™re greeted by original hardwood floors and a classic wood-burning fireplace â€” the kind of space that instantly feels like home. Just off the living room is the dining area, with room for family dinners or hosting friends. The kitchen is surprisingly spacious, with an eat-in area that opens out onto the back deck â€” perfect for BBQs, coffee in the morning sun, or catching golden hour in the evening.

Down the hall, youâ€™ll find two nearly identical bedrooms â€” ideal for kids, guests, or a home office setup â€” and a 4-piece bathroom nearby. At the end of the hall is the spacious primary bedroom, offering a quiet retreat with plenty of room to stretch out.

Head downstairs and youâ€™ll find a large rec room ready for anything â€” movie nights, a home gym, or a space to just hang out. There are two more generously sized bedrooms on



this level, plus laundry and a separate entrance that opens the door for future suite potential (pending City approval).

Step outside to the large backyard, where thereâ€™s space to relax, garden, or let the dogs run free. The patio is great for entertaining, and the double detached garage plus extra-large parking pad out back means youâ€™ve got room for vehicles, a trailer, or RV storage â€“ whatever you need.

In a community like Bowness, where local charm, green spaces, and riverside pathways are just part of daily life, this is a home that gives you the chance to make something truly your own.

Built in 1968

**Essential Information**

MLS® #	A2216385
Price	\$695,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,155
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	3427 Bonita Crescent Nw
Subdivision	Bowness
City	Calgary
County	Calgary
Province	Alberta

Postal Code T3B 2R9

### Amenities

Parking Spaces 4  
Parking Double Garage Detached, Driveway, Parking Pad  
# of Garages 2

### Interior

Interior Features Laminate Counters, No Animal Home, No Smoking Home  
Appliances Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings  
Heating Central  
Cooling None  
Fireplace Yes  
# of Fireplaces 2  
Fireplaces Basement, Gas, Living Room, Wood Burning  
Has Basement Yes  
Basement Finished, Full, Walk-Up To Grade

### Exterior

Exterior Features Garden, Private Yard  
Lot Description Back Yard, Pie Shaped Lot  
Roof Asphalt Shingle  
Construction Stucco, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed May 1st, 2025  
Days on Market 3  
Zoning R-CG

### Listing Details

Listing Office Real Broker

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