

# \$740,000 - 36 Bow Landing Nw, Calgary

MLS® #A2199690

**\$740,000**

3 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.11 Acres

Montgomery, Calgary, Alberta

Affordable maintenance-free riverfront living without condo fees or age restrictions! Live your best life in this sunny end unit walk-out bungalow with double attached heated garage + 2 car driveway - located on the east bank of the Bow River on a quiet cul-de-sac. Main floor features a bright & spacious living room with vaulted ceilings & fireplace, a separate dining room, and a galley kitchen open to the sunny breakfast nook. Sit on the deck and enjoy the views of the mature trees, the pathways and the peaceful & picturesque Bow River. Large master suite with walk-in closet and 5 piece ensuite with huge skylight. A generous second bedroom, 4 piece bathroom + laundry/mudroom area (with extra storage) complete the main level. The double attached heated garage has built-in storage throughout. Spacious walk-out basement offers a rec room with access to the covered outdoor patio to enjoy the beautiful surroundings. There's a large 3rd bedroom, a third full bathroom, pantry, cold room and several flex areas to use however you wish, including a handy kitchenette area with double sinks. Storage galore! All Poly B pipe has been removed, 2 Air Conditioners & 2 Furnaces. New flooring & updates in both main floor bathrooms. No neighbors on the south side offers extra sunlight & privacy. Low \$200/month HOA fee covers snow removal & landscaping. Close to Foothills & Alberta Children's Hospitals, Market Mall, University District, Bowness Park, Winsport and easy commute downtown or to



the mountains. Pride of ownership evident.

Built in 1987

### **Essential Information**

MLS® #	A2199690
Price	\$740,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,473
Acres	0.11
Year Built	1987
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

### **Community Information**

Address	36 Bow Landing Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5J8

### **Amenities**

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Insulated, Front Drive
# of Garages	2
Is Waterfront	Yes
Waterfront	River Access, River Front

### **Interior**

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, Humidifier
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Gas Starter, Wood Burning
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Creek/River/Stream/Pond, Many Trees, No Neighbours Behind, See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	49
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.