

\$695,000 - 36 Bow Landing Nw, Calgary

MLS® #A2199690

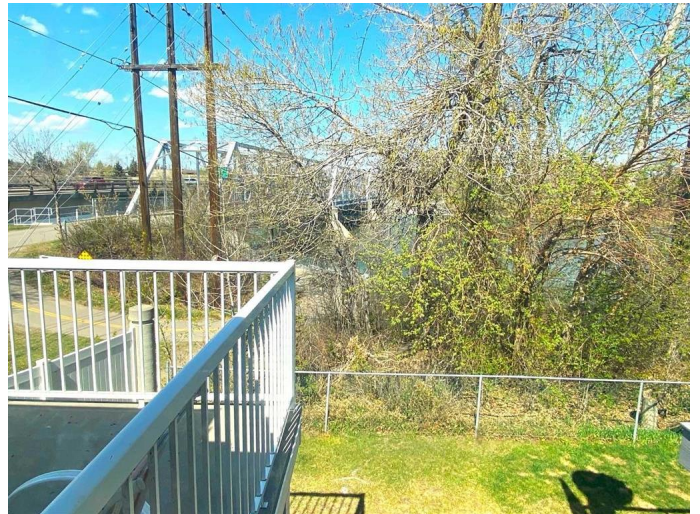
\$695,000

3 Bedroom, 3.00 Bathroom, 1,473 sqft

Residential on 0.11 Acres

Montgomery, Calgary, Alberta

Affordable maintenance-free riverfront living without condo fees! 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 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. 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 | \$695,000 |
| 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 | Bungalow, Side by Side |
| 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, Front Drive, Heated Garage, Insulated |
| # of Garages | 2 |
| Is Waterfront | Yes |
| Waterfront | River Access, River Front |

Interior

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

| | |
|-----------------|--|
| # of Fireplaces | 1 |
| Fireplaces | Gas Starter, Living Room, 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 | 78 |
| 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.