

# \$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), Humidifier, Microwave, Refrigerator, Washer, Garburator
Heating	Forced Air

Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Wood Burning, Gas Starter
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	37
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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