

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

MLS® #A2199690

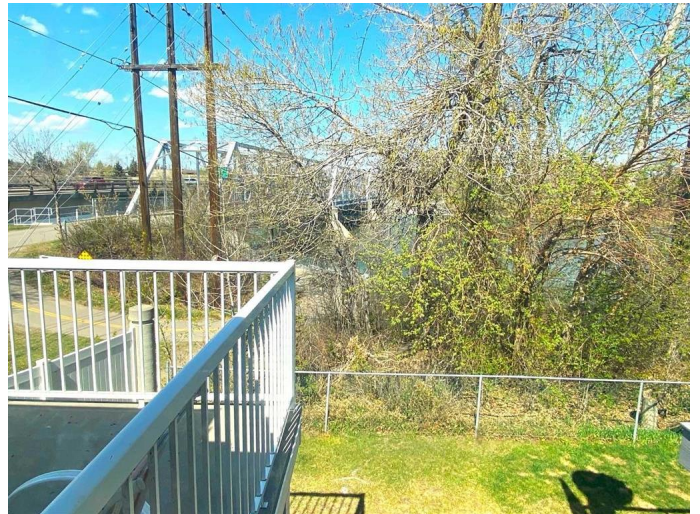
**\$695,000**

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 | 72               |
| Zoning         | R-CG             |
| HOA Fees       | 200              |
| HOA Fees Freq. | MON              |

## Listing Details

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

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