

# \$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 | 39               |
| Zoning         | R-CG             |
| HOA Fees       | 200              |
| HOA Fees Freq. | MON              |

## Listing Details

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

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