

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

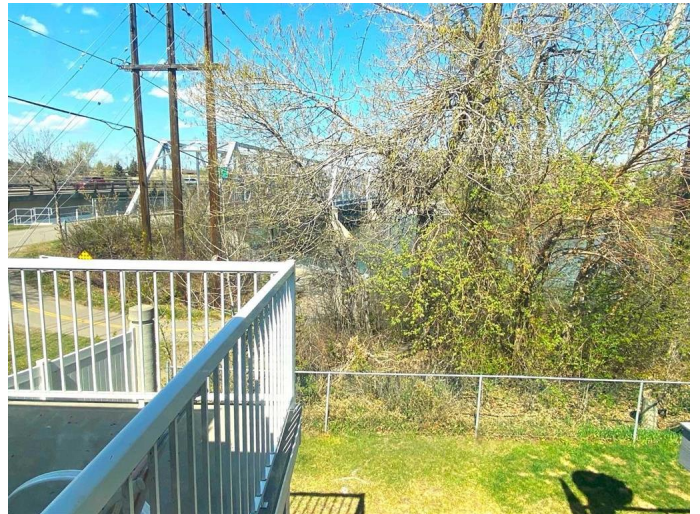
MLS® #A2199690

**\$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	75
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX Real Estate (Central)
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