

# \$675,000 - 36 Bow Landing Nw, Calgary

MLS® #A2232290

**\$675,000**

3 Bedroom, 3.00 Bathroom, 1,473 sqft  
Residential on 0.11 Acres

Montgomery, Calgary, Alberta

Welcome to a rare opportunity to enjoy an active, maintenance-free lifestyle right on the banks of the Bow River. This sunny end-unit walkout bungalow is on the east side of the river, offering access to Calgary's extensive pathway system, and close to nearby Safeway, Shouldice & Bowness Parks.

Thoughtfully designed and well-maintained, the 1472 sq ft main level features a spacious living room with vaulted ceilings and a cozy fireplace, a separate dining area, and a bright galley kitchen that opens to a cheerful breakfast nook. Step onto the balcony and enjoy ever-changing seasonal views of the trees & river, and the glow from the bridge at night.

The main floor includes a generous primary suite with a walk-in closet and a skylit 5-piece ensuite, along with a second bedroom, full bathroom, and a well-organized laundry/mudroom. The double attached heated garage includes extensive built-in storage.

A fully developed walk-out level expands your living space with a large rec room, third bedroom, full bathroom, cold room, pantry, flex areas, and a practical kitchenette with double sinks—ideal for hobbyists. Also storage galore!

Additional features include: updated bathroom flooring, removal of Poly-B plumbing, dual furnaces with A/C units, and extra sunlight throughout as a result of being an end-unit.



With a low \$200/month HOA fee covering snow removal and landscaping, this home is perfectly located near Market Mall, U of C, Alberta Children's and Foothills Hospitals, Bowness Park, and offers easy access to downtown or the mountains. No age restrictions, pets welcome with board approval.

Built in 1987

### Essential Information

MLS® #	A2232290
Price	\$675,000
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, Front Drive, Heated Garage, Insulated
# of Garages	2
Is Waterfront	Yes

Waterfront	River Access, River Front
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## Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Microwave, Refrigerator, Washer, 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	Many Trees, See Remarks, Creek/River/Stream/Pond, No Neighbours Behind, Waterfront
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	June 27th, 2025
Days on Market	1
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	MON

## Listing Details

Listing Office	RE/MAX First
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