

\$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

Open House Saturday, July 19, 1-3 pm

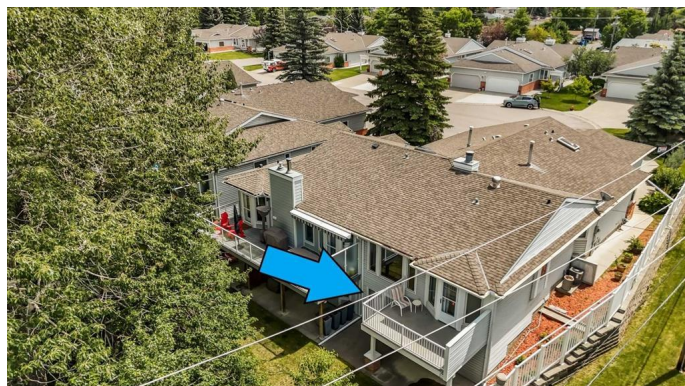
Welcome to a rare opportunity to enjoy an active, maintenance-free lifestyle right on the banks of the Bow River. This sunny end-unit walkout bungalow is on the east side of the river, offering access to Calgary's extensive pathway system, and close to nearby Safeway, Shouldice & Bowness Parks.

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

Interior

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Refrigerator, Washer
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	June 27th, 2025
Days on Market	17
Zoning	R-CG
HOA Fees	200
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX First
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