



THE A-TEAM

RE/MAX FIRST

36 BOW Landing, Calgary T3B 5J8

MLS#: A2143773 Area: Montgomery Listing Date: 06/22/24 List Price: \$895,000
Status: Active County: Calgary Change: None Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Semi Detached (Half Duplex)
City/Town: Calgary
Year Built: 1987
Lot Information
Lot Sz Ar: 4,650 sqft
Lot Shape:

DOM

8
Layout
Beds: 3 (2 1)
Baths: 3.0 (3 0)
Style: Side by Side, Villa
Parking
Ttl Park: 4
Garage Sz: 2

Access:
Lot Feat: Corner Lot, Corners Marked, Cul-De-Sac, Lawn, Many Trees, Rectangular Lot, Treed, Views
Park Feat: Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage, Insulated, Plug-In, Side By Side

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air, Natural Gas, Zoned
Sewer: Public Sewer
Ext Feat: Balcony

Construction: Brick, Silent Floor Joists, Vinyl Siding
Flooring: Carpet, Ceramic Tile, Hardwood, Laminate
Water Source: Public
Fnd/Bsmt: Poured Concrete

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator, Humidifier, Microwave, Oven, Refrigerator, Washer, Window Coverings
Int Feat: Bar, Ceiling Fan(s), Closet Organizers, No Animal Home, Open Floorplan, Skylight(s), Track Lighting, Vaulted Ceiling(s), Wet Bar
Utilities: Cable Connected, Natural Gas Paid, Electricity Paid For, Heating Paid For

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Rows include Living Room, Nook, Den, Family Room, Kitchen, Dining Room, Foyer, and Laundry.

Kitchenette Lower 20`6" x 12`3"
Bedroom Main 11`5" x 9`11"
4pc Ensuite bath Main 12`2" x 5`1"
4pc Bathroom Lower 8`1" x 5`0"
Furnace/Utility Room Lower 12`10" x 7`11"
Walk-In Closet Lower 5`4" x 4`11"
Storage Lower 10`2" x 7`10"
Other Lower 23`1" x 9`6"

Bedroom - Primary Main 15`10" x 11`5"
Bedroom Lower 15`10" x 9`10"
4pc Bathroom Main 7`7" x 5`0"
Balcony Main 14`3" x 9`4"
Walk-In Closet Main 6`4" x 4`1"
Walk-In Closet Lower 5`4" x 5`1"
Pantry Lower 11`10" x 4`4"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8711528**

Zoning: **R-C2**

Remarks

Pub Rmks: **OPEN House Saturday June 29th 1:30 - 3:30 - Villa on the Bow. An amazing, highly sought after location on the Bow River and the river pathway. Walk, bike, or run to work along the river. As well, easily access the highway to Kananaskis, Canmore and Banff. This attractive villa is in a quiet cul-de sac community on the west side of Montgomery. The small community features a homeowner's association, snow removal and lawn care. Inside the main floor features vaulted ceilings a large living room, fireplace and wet bar, a kitchen nook overlooks the west facing balcony and the Bow River. The adjoining kitchen is bright, well appointed and graced with spacious oak cabinetry. The dining room has the option to be intimately cozy, or expandable for larger gatherings. The principal bedroom and one additional bedroom are on the main floor, and both have size to spare. The main floor laundry features extensive storage cabinetry and provides access to the attached, heated two-car garage. The lower is walk-out style which accesses onto a covered outdoor patio facing the river. This level has been fully developed and features a family room with wet bar, a large guest bedroom, a kitchenette and a four piece bath. For convenience, a pantry, 2 storage rooms, and cold room with built in shelving complete the lower-level development. A fine home in a great riverwalk location.**

Inclusions: **None**
 Property Listed By: **RE/MAX Real Estate (Mountain View)**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











