



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**36 BOW Landing, Calgary T3B 5J8**

MLS® #: **A2143773**

Area: **Montgomery**

Listing Date: **06/22/24**

List Price: **\$859,000**

Status: **Active**

County: **Calgary**

Change: **-\$36k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Calgary**

Abv Sqft:

**1,471**

Year Built:

**1987**

Low Sqft:

Ttl Sqft:

**1,471**

Lot Information

Lot Sz Ar:

**4,650 sqft**

Lot Shape:

DOM

**152**

Layout

Beds:

**3 (2 1 )**

Baths:

**3.0 (3 0)**

Style:

**Bungalow,Side by**

**Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Corners Marked,Cul-De-Sac,Lawn,Many Trees,Rectangular Lot,Treed,Views**

**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

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>20`1" x 12`5"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`5" x 10`2"</b>
<b>Nook</b>	<b>Main</b>	<b>10`9" x 8`11"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`2" x 10`6"</b>
<b>Den</b>	<b>Lower</b>	<b>9`11" x 8`8"</b>	<b>Foyer</b>	<b>Main</b>	<b>5`10" x 4`3"</b>
<b>Family Room</b>	<b>Lower</b>	<b>20`1" x 11`10"</b>	<b>Laundry</b>	<b>Main</b>	<b>15`9" x 5`10"</b>

<b>Kitchenette</b>	<b>Lower</b>	<b>20`6" x 12`3"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`10" x 11`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`5" x 9`11"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>15`10" x 9`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>12`2" x 5`1"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 5`0"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>8`1" x 5`0"</b>	<b>Balcony</b>	<b>Main</b>	<b>14`3" x 9`4"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>12`10" x 7`11"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`4" x 4`1"</b>
<b>Walk-In Closet</b>	<b>Lower</b>	<b>5`4" x 4`11"</b>	<b>Walk-In Closet</b>	<b>Lower</b>	<b>5`4" x 5`1"</b>
<b>Storage</b>	<b>Lower</b>	<b>10`2" x 7`10"</b>	<b>Pantry</b>	<b>Lower</b>	<b>11`10" x 4`4"</b>
<b>Other</b>	<b>Lower</b>	<b>23`1" x 9`6"</b>			

Legal/Tax/Financial

Title: Zoning:  
**Fee Simple R-C2**  
 Legal Desc: **8711528**

Remarks

Pub Rmks: **Open House Sunday 12:30 to 2:30 PM - The Villas at Bow Landing - Be sure to see this beautiful, well-cared for, fully developed walkout bungalow overlooking the scenic Bow River in west Montgomery. Situated at the end of the row this unit has no neighbor to the south and features full southern exposure with sunlight flowing through all day long in any season. The main floor features vaulted ceilings and hardwood floors throughout. A very pleasant living room comes with a wood burning two-sided, brass-trimmed fireplace, and for convenience an alcove style wet bar is tucked in beside the fireplace. The kitchen features an abundance of wonderful oak cabinetry and easy access to both the breakfast nook and dining room. A west facing deck is accessed off the breakfast nook, providing a great place to enjoy river views with sun splashed afternoons and evenings. A west facing window wall overlooks the east bank of the Bow River. The master suite has room for all your favorite bedroom furniture. The adjoining five-piece ensuite features a very effective light effusing skylight. The second main floor bedroom is also spacious and will accommodate large furniture. Never worry about warm weather as two air conditioners assure that both ends of the home are effectively cooled throughout all summer hot spells and conversely the home features two furnaces for colder periods. A main floor laundry room and access to the attached two car garage complete the main floor features. The walk-out style lower level provides access to a covered outdoor patio facing the Bow River. The level has been fully developed and features a family room with wet bar, a large guest bedroom, a summer style kitchenette and a four-piece bath. Additional development includes a fully shelved extra pantry, 2 storage rooms with built-in shelving, and a cold room with built-in shelving. This completes the fully developed lower-level. This is truly an excellent low maintenance home in a great riverwalk location. The location is just a few minutes from Foothills Hospital, the Children's Hospital, the University of Calgary, McMahon Stadium, Market Mall, Bowness Park, WinSport, Shouldice Arena, Shouldice Stadium and athletic fields, plus a multitude of other amenities.**

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**





















