



THE
A-TEAM

**RE/MAX
FIRST**

48 BOW Landing, Calgary T3B 5J8

MLS® #: **A2151368**

Area: **Montgomery**

Listing Date: **07/22/24**

List Price: **\$849,900**

Status: **Pending**

County: **Calgary**

Change: **-\$25k, 22-Aug**

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: **4,101 sqft**
Lot Shape:

Access:
Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,467**
Low Sqft:
Ttl Sqft: **1,467**

Backs on to Park/Green Space, No Neighbours Behind, Underground Sprinklers, Treed, Waterfront Additional Parking, Double Garage Attached, Garage Door Opener

DOM

56
Layout
Beds: **2 (1 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow, Side by Side**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Balcony, Other, Private Entrance**

Construction: **Wood Frame**
Flooring: **Ceramic Tile, Hardwood, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator**
Int Feat: **Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	6`5" x 4`3"
Dining Room	Main	11`0" x 10`9"
2pc Bathroom	Main	5`0" x 5`2"
Bedroom - Primary	Main	11`5" x 26`1"
Laundry	Main	5`10" x 15`10"

Room	Level	Dimensions
Living Room	Main	20`4" x 12`10"
Kitchen With Eating Area	Main	10`5" x 18`2"
4pc Ensuite bath	Main	5`0" x 12`2"
Bedroom	Basement	13`7" x 9`9"
Game Room	Basement	20`0" x 12`0"

**4pc Bathroom
Nook**

**Lower
Lower**

**5`0" x 8`0"
13`2" x 9`7"**

**Storage
Nook**
Legal/Tax/Financial

**Lower
Main**

**22`4" x 30`10"
6`5" x 8`9"**

Title:
Fee Simple
Fee Freq:
Monthly
Legal Desc:

Zoning:
R-C2

8711528

Remarks

Pub Rmks:

The most important aspect of real estate is location, and this property boasts one of the best in the city. Call to view this beautifully renovated walkout bungalow villa on the serene east banks of the Bow River in the NW community of Montgomery. Nestled in a quiet cul-de-sac, this spacious home offers stunning river views and a well-designed, airy floor plan. The main floor, remodeled in 2017, features vaulted ceilings and extensive windows that showcase the breathtaking Bow River scenery. The renovation included an open layout and a dream kitchen with a large island, upgraded Kitchen Aid stainless steel appliances, including a gas range, white lacquered cabinetry, porcelain countertops, and a full-height tile backsplash. Resilient acacia hardwood flooring adds elegance to the space. The living room boasts views of the river and the mature trees along its banks, while the dining room opens to a deck where you can enjoy the river's flow. The primary bedroom includes a spacious walk-in closet and an upgraded 4-piece ensuite with a soaker tub, a separate steam shower with body sprays, a skylight, and a heated tile floor. Additional main-floor amenities include a 2-piece bath and a laundry room with storage leading to a finished double garage. The walkout level features a television area with a fireplace, a spacious bedroom, a 4-piece bath, and a generous storage area that can be customized to your needs. Renovations also included replacing all PolyB plumbing. Notably, this home did not experience flooding during the major 2013 flood, a rare feature for properties directly backing onto the river in Calgary. Managed by a well-organized HOA, this non-condo home with no age restrictions offers exceptional living in a unique and beautiful location.

Inclusions:
Property Listed By:

**N/A
RE/MAX Real Estate (Central)**

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











