



**GRASSROOTS**  
REALTY GROUP

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**36 Bow Landing NW**  
**Calgary, Alberta**

**MLS # A2232290**



**\$675,000**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	1987 (38 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Front Drive, Heated Garage, Insulated		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Many Trees, No Neighbours Behind, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Vaulted Ceiling(s)		

**Inclusions:** Appliances listed below are included

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.