\$599,900 - 32 Bow Landing Nw, Calgary

MLS® #A2208580

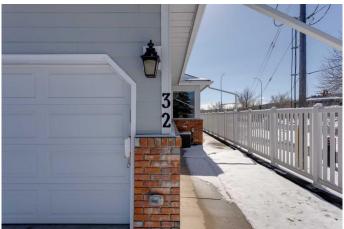
\$599,900

3 Bedroom, 3.00 Bathroom, 1,460 sqft Residential on 0.12 Acres

Montgomery, Calgary, Alberta

Located just steps from the scenic Bow River pathways, this bungalow villa offers an unbeatable location and incredible potential for renovation. It is ideal for those looking to create their dream lock-and-leave home in a scenic, walkable setting. Perfectly positioned on a southeast-facing corner lot, this home is bathed in natural light and designed for the comfort and convenience of main floor living. A formal dining room sets the stage for special gatherings, while the cozy kitchen nook framed by a sunny bay window provides the perfect spot for morning coffee. The living room boasts vaulted ceilings and a wood burning fireplace. The spacious primary bedroom features a walk-in closet and a recently updated ensuite with both a shower and an accessible bathtub. There is also a second bedroom and a full bathroom on the main floor. The fully developed basement includes a bright family room, a third bedroom, a bathroom, and a flex space to suit your needs. Step onto the deck to enjoy the lush views of the park and the shared green space where you can cultivate your own flower beds. Additional conveniences include a mudroom/laundry room off the double attached garage, ample storage, air conditioning, and a monthly HOA fee covering snow removal and lawn care - without condo ownership restrictions. This community is next to Bowmont Park offering scenic biking and walking paths, perfect for dog walking and bird watching. Just across the street, Shouldice







Park features tennis courts, a pool, picnic areas, a playground and sporting fields. Plus, Market Mall is a short drive away and everyday essentials including groceries are within walking distance. With incredible potential for customization, this home is a rare opportunity to create your dream space in a prime location.

Built in 1987

Essential Information

MLS® # A2208580 Price \$599,900

Bedrooms 3
Bathrooms 3.00

Full Baths 3

Square Footage 1,460 Acres 0.12 Year Built 1987

Type Residential

Sub-Type Semi Detached

Style Side by Side, Villa

Status Active

Community Information

Address 32 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

of Garages 2

Interior

Ceiling Fan(s), Chandelier, Open Floorplan, Recessed Lighting, Storage, Interior Features

Natural Woodwork

Appliances Dishwasher, Electric Stove. Garage Control(s), Range Hood,

Refrigerator, Window Coverings

Heating Forced Air Cooling Central Air

Fireplace Yes # of Fireplaces 1

Fireplaces Double Sided, Living Room, Metal, Wood Burning, Brass

Yes Has Basement

Basement Finished, Full

Exterior

Exterior Features Balcony

Corner Lot, Level, Low Maintenance Landscape, No Neighbours Behind, Lot Description

Rectangular Lot

Roof Asphalt Shingle

Construction Cement Fiber Board, Wood Frame

Foundation **Poured Concrete**

Additional Information

Date Listed April 4th, 2025

Days on Market 4

Zoning R-CG **HOA Fees** 200 MON

HOA Fees Freq.

Listing Details

RE/MAX House of Real Estate **Listing Office**

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