



36 Bow Landing Calgary Alberta

\$675,000

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. (id:6769)

4pc Bathroom 5.17 Ft x 8.00 Ft

Bedroom 9.83 Ft x 15.00 Ft

Other 12.00 Ft x 20.58 Ft

Recreational, Games room 11.92 Ft x 20.17 Ft

Furnace 12.92 Ft x 7.75 Ft

Storage 10.17 Ft x 7.92 Ft

Storage 4.83 Ft x 5.25 Ft

4pc Bathroom 5.00 Ft x 7.67 Ft

4pc Bathroom 5.00 Ft x 12.17 Ft

Bedroom 11.50 Ft x 9.83 Ft

Breakfast 10.58 Ft x 9.42 Ft

Dining room 10.75 Ft x 10.58 Ft

Kitchen 10.50 Ft x 10.08 Ft

Laundry room 5.83 Ft x 15.83 Ft

Living room 12.58 Ft x 20.33 Ft

Primary Bedroom 11.50 Ft x 15.83 Ft

Listing Presented By:



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