

\$849,900 - 48 Bow Landing Nw, Calgary

MLS® #A2151368

\$849,900

2 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.09 Acres

Montgomery, Calgary, Alberta

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.

Built in 1987

Essential Information

MLS® #	A2151368
Price	\$849,900
Sold Price	\$830,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1

Square Footage	1,467
Acres	0.09
Year Built	1987
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

Community Information

Address	48 Bow Landing Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 5J8

Amenities

Amenities	Snow Removal
Parking Spaces	4
Parking	Additional Parking, Double Garage Attached, Garage Door Opener
Is Waterfront	Yes
Waterfront	River Access, River Front

Interior

Interior Features	Breakfast Bar, Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, Other, Private Entrance
Lot Description	Backs on to Park/Green Space, No Neighbours Behind, Underground

	Sprinklers, Treed, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2024
Date Sold	September 17th, 2024
Days on Market	57
Zoning	R-C2
HOA Fees	200.00
HOA Fees Freq.	MON

Listing Details

Listing Office	RE/MAX Real Estate (Central)
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