



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1804 47 Street, Calgary T3B 0P5**

MLS®#: **A2172548**

Area: **Montgomery**

Listing Date: **10/16/24**

List Price: **\$699,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 05-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Calgary**  
Year Built: **2014**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,718**  
Low Sqft:  
Ttl Sqft: **1,718**

DOM

**35**  
Layout  
Beds: **3 (3 )**  
Baths: **3.0 (2 2)**  
Style: **3 Storey**

Parking

Ttl Park: **1**  
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,See Remarks**  
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Stone,Stucco**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Breakfast Bar,Chandelier,Closet Organizers,Double Vanity,Kitchen Island,Open Floorplan,See Remarks,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Office	Main	6`8" x 5`11"
Living Room	Main	12`7" x 17`11"	Dining Room	Main	14`1" x 9`5"
Kitchen With Eating Area	Main	11`10" x 14`0"	Balcony	Main	8`9" x 11`8"
Bedroom	Upper	10`0" x 14`10"	4pc Bathroom	Upper	10`1" x 4`11"
Bedroom	Upper	10`2" x 11`7"	Laundry	Upper	5`5" x 6`3"
Walk-In Closet	Upper	5`5" x 6`1"	Bedroom - Primary	Upper	12`1" x 12`7"
4pc Ensuite bath	Upper	4`11" x 8`5"	Entrance	Lower	12`2" x 4`11"

**Bonus Room**  
**2pc Bathroom**

**Lower**  
**Lower**

**8`11" x 10`1"**  
**5`0" x 4`11"**

**Storage**  
**Furnace/Utility Room**  
Legal/Tax/Financial

**Lower**  
**Lower**

**4`11" x 4`7"**  
**5`5" x 9`11"**

Condo Fee:  
**\$190**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **1512753**

Remarks

Pub Rmks: **Welcome to Montgomery, with another exceptional Nicoletti Build. Introducing an upscale four-townhome complex in the heart of a rapidly developing inner city area! These beautifully designed contemporary units feature high-end finishes throughout. One standout feature of this exceptional complex is the private attached garage for each unit. With over 1,700 sq ft of luxurious living space, all above grade, you'll enjoy breathtaking escarpment views, two sets of patio doors, and expansive balconies. The main boast a great bonus sitting area with a 2 pc bath leading to your attached garage. The second-floor open concept is great for entertaining with a large island and beautifully laid out kitchen. With stainless steel appliances, modern white lacquered cabinets, a walk-in pantry, and a quartz countertops. Additional highlights include flat-painted ceilings, , a gas fireplace, hardwood and tile flooring and plush carpeting. The upper level hosts a stunning primary bed room with 4 pc en-suite, convenient upstairs laundry, two additional great sized bedrooms and another 4 pc bath. Experience modern luxury living just steps away from shopping and popular restaurants, with a short commute to downtown and easy access to the mountains. Low condo fees, and all units are owned by the original developer. Don't miss out, book your showing today!**

Inclusions:  
Property Listed By: **na**  
**eXp Realty**

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













