



THE
A-TEAM

**RE/MAX
FIRST**

1812 47 Street, Calgary T3B 0P5

MLS®#: **A2190367**

Area: **Montgomery**

Listing Date: **01/28/25**

List Price: **\$694,900**

Status: **Active**

County: **Calgary**

Change: **None**

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: **2,106**
Low Sqft:
Ttl Sqft: **2,106**

DOM

2

Layout

Beds: **3 (3)**
Baths: **3.5 (3 1)**
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
Dining Room	Second	8`0" x 13`11"
Balcony	Second	14`4" x 8`10"
2pc Bathroom	Second	4`10" x 5`0"
4pc Ensuite bath	Third	9`1" x 5`0"
Bedroom - Primary	Third	14`0" x 15`7"
Walk-In Closet	Third	5`5" x 8`5"
Family Room	Main	14`6" x 22`8"

Room	Level	Dimensions
Pantry	Second	3`6" x 6`5"
Living Room	Second	14`2" x 18`0"
Bedroom	Third	13`11" x 14`0"
Laundry	Third	9`8" x 6`5"
5pc Ensuite bath	Third	4`11" x 11`11"
Entrance	Main	5`7" x 5`0"
Furnace/Utility Room	Main	8`6" x 6`7"

Mud Room
4pc Bathroom

Main
Main

6`0" x 5`4"
4`11" x 8`3"

Bedroom

Main

11`1" x 11`11"

Legal/Tax/Financial

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 2,100 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, bedroom with a 4 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 5 pc en-suite, convenient upstairs laundry, an additional great sized bedrooms and 4 pc ensuite 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! 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









