



GRASSROOTS
REALTY GROUP

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1812 47 Street NW
Calgary, Alberta

MLS # A2251989



\$644,900

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	2,106 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 190
Basement:	None	LLD:	-
Exterior:	Stone, Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

Inclusions: na

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!