\$687,500 - 1812 47 Street Nw, Calgary

MLS® #A2202107

\$687,500

3 Bedroom, 4.00 Bathroom, 2,106 sqft Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to Mongomery, 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!





Essential Information

MLS® # A2202107 Price \$687,500

Bedrooms 3
Bathrooms 4.00
Full Baths 3
Half Baths 1

Square Footage 2,106
Acres 0.00
Year Built 2014

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

Community Information

Address 1812 47 Street Nw

Subdivision Montgomery

City Calgary
County Calgary
Province Alberta
Postal Code T3B 0P5

Amenities

Amenities Secured Parking

Parking Spaces 1

Parking Single Garage Attached

of Garages 1

Interior

Interior Features Breakfast Bar, Chandelier, Closet Organizers, Double Vanity, Kitchen

Island, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)

Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator,

Stove(s), Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, Tile

Basement None

Exterior

Exterior Features Balcony, Private Yard

Lot Description Back Yard, See Remarks

Roof Asphalt Shingle

Construction Stone, Stucco

Foundation Poured Concrete

Additional Information

Date Listed March 13th, 2025

Days on Market 22

Zoning M-C1

Listing Details

Listing Office eXp Realty



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