

**1816 47 Street NW**  
**Calgary, Alberta**

**MLS # A2246712**



**\$669,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Montgomery             |               |                   |
| <b>Type:</b>     | Residential/Four Plex  |               |                   |
| <b>Style:</b>    | 3 (or more) Storey     |               |                   |
| <b>Size:</b>     | 1,839 sq.ft.           | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Single Garage Attached |               |                   |
| <b>Lot Size:</b> | -                      |               |                   |
| <b>Lot Feat:</b> | Back Yard, See Remarks |               |                   |

|                    |                                                                                                                                      |                   |        |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                              | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl Plank                                                                                                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                      | <b>Condo Fee:</b> | \$ 190 |
| <b>Basement:</b>   | None                                                                                                                                 | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Stucco                                                                                                                        | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                      | <b>Utilities:</b> | -      |
| <b>Features:</b>   | 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 1,800 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 bedroom 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!