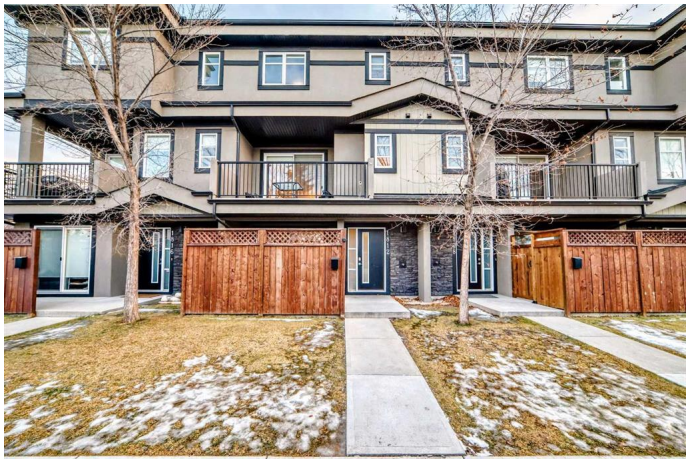
$687,500 - 1812 47 Street Nw, Calgary

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! Donâ€™t miss out, book your showing today!

Built in 2014

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	54
Zoning	M-C1

Listing Details

Listing Office	eXp Realty

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