

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

MLS® #A2202107

**\$687,500**

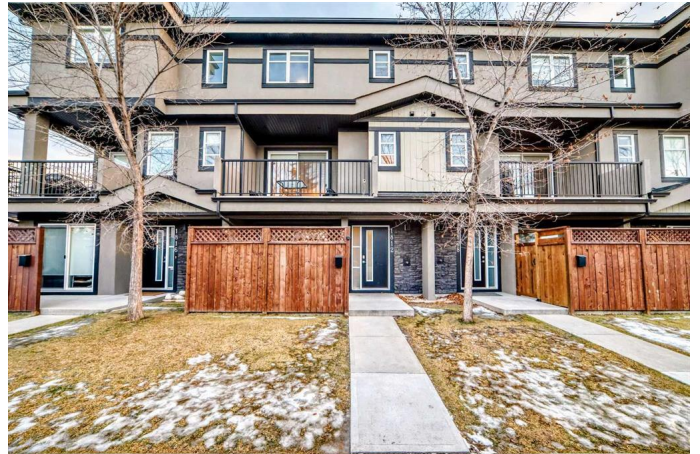
3 Bedroom, 4.00 Bathroom, 2,106 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to 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 boasts 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 countertop. 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 5 pc en-suite, convenient upstairs laundry, an additional great sized bedroom 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!

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                   |
| <b>Exterior</b>   |                        |
| 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 | 75               |
| Zoning         | M-C1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|



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