1885 47 Street NW

Calgary | Active | MLS® A2356419

$559,900









Bedrooms	Bathrooms	Year Built	Living area
3	**4**	**2018**	**1,209.61 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Realty Professionals

A closer look

Extremely well maintained townhouse offering 1748 sq. ft. of total living space in vibrant Montgomery! Built in 2018, this contemporary 2-storey home features 3 bedrooms, 3.5 bathrooms, a functional and well laid out floor plan and like new finishes throughout. The open and very bright main level boasts vinyl plank flooring, a living room with cozy gas fireplace with tile surround plus built-in cabinetry and shelving, a dining room with pantry wall cabinetry and access to the BBQ deck, powder room and foyer with coat closet. Between the living and dining room is the modern kitchen featuring quartz countertops, stylish cabinetry, subway tile backsplash, double sink, under cabinet lighting and stainless steel appliances including a gas stove. The upper level offers 2 large bedrooms, each with their own ensuite and walk-in closet. The spacious primary bedroom features vaulted ceilings, large windows, space for a desk or reading nook, a private balcony, and a beautiful ensuite with jetted tub, shower, dual sinks, and skylight. The 2nd bedroom features an ensuite with tub/shower combo. Also on the upper level is the convenience of the laundry closet between the 2 bedrooms. The fully finished basement offers a 3rd bedroom, 4-piece bathroom, the versatile media/family room, utility room and spacious storage area under the stairs. Enjoy music in the home with the convenient built-in speaker system with receiver, all included with the purchase of this home. Sunny and welcoming front southeast-facing patio and single detached garage. Low maintenance townhouse complex that has been thoughtfully cared for by the owners offers very reasonable condo fees, a fully funded reserve fund, irrigation, complex shared garden box and a concrete pad beside the garage to store the complex bins in order to keep them neatly tucked out of the alley. Unbeatable inner-city location that is walking distance to the Bow River Pathway, minutes from U of C, Foothills Hospital, Children's Hospital, Market Mall, University District and downtown, with quick access west to the Mountains. This home is being sold by the original owners with pride of ownership being very evident throughout. Do not miss your chance to call this home yours!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2356419
Bedrooms	3
Bathrooms	4
Year Built	2018
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,209.61 sq. ft.
Main Level Finished Area:	562.56 sq. ft.
Upper Level Finished Area:	647.05 sq. ft.
Below Grade Finished Area:	539.54 sq. ft.
Condo Fee:	$232.84
Condo Fee Includes:	Common Area Maintenance, Insurance, Reserve Fund Contributions
Front Exposure:	Southeast
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	6
Year built:	2018 (Age: 8)
Bedrooms:	3 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	0
Bedrooms Below Grade:	1
Bathrooms:	4.0 (Full:3, Half:1)
Num Ensuite Baths:	2
Plan:	1811279
Heating:	Forced Air
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No

Construction Material:	Stucco, Wood Frame
Structure Type:	Four Plex
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Detached
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Upper Level
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Z-name Not Listed
Community:	Montgomery
Amenities:	None
Appliances:	Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Window Coverings
Inclusions:	TV Mount, Receiver for speaker system, Garage Door Remotes x2, Ice Marker in fridge AS-IS.
Restrictions:	None Known
Pets Allowed:	Restrictions
Main Floor	Dining Room · 12'2" × 10'7" ·
Main Floor	Foyer · 4'8" × 4'5" ·

Main Floor	Kitchen · 12' × 10'11" ·
Main Floor	Living Room · 13'6" × 11'5" ·
Upper Level	Bedroom · 11' × 10'6" ·
Upper Level	Laundry · 3'5" × 3' ·
Upper Level	Bedroom - Primary · 15'10" × 12'3" ·
Basement	Bedroom · 13'3" × 10' ·
Basement	Family Room · 15'7" × 10'6" ·
Basement	Furnace/Utility Room · 7'9" × 7'1" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Double Vanity, Kitchen Island, See Remarks, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s), Patio
Lot Features:	Back Lane
Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	M-C1
Listed Date:	Nov 06, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/1885-47-street-nw-calgary-a2356419/

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