

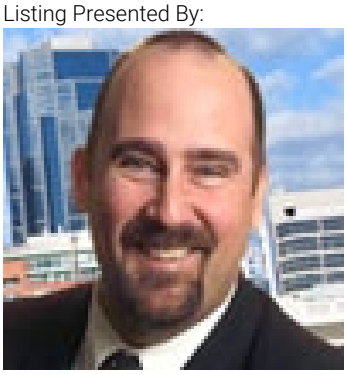

# 2234 44 Street Calgary Alberta

$660,000

OPEN HOUSE SAT 1:00 PM - 3:00 PM & SUN 1:00 PM - 3:00 PM | Discover modern living in one of Calgary's most convenient inner-city communities. This brand-new Montgomery home delivers 4 bedrooms, 3.5 bathrooms and 1,363 sq ft above grade plus an additional 614 sq ft of developed basement space, all behind a clean, contemporary Hardie board exterior. The main floor impresses with 9-foot ceilings, engineered hardwood and custom built-ins throughout. At the heart of the home, the kitchen features floor-to-ceiling soft-close cabinetry, quartz countertops, a 10-foot island built for gathering, a Samsung appliance package, and a walk-in pantry. It opens to the dining area and a bright living room centred on an electric fireplace, creating an easy, connected flow for everyday living and entertaining. A powder room with a custom feature wall completes the level. Upstairs, 9-foot ceilings continue into the primary suite, which features a custom walk-in closet and a three-piece ensuite with a waterfall shower. Two more bedrooms, a full bathroom and upper-floor laundry make the layout as practical as it is comfortable. Downstairs, the spacious basement offers a large rec room, a generous fourth bedroom, a full bathroom and dedicated storage, giving you room to grow, host guests or set up a home office. Step outside to your fully landscaped and fenced, southeast-facing private backyard and a finished, drywalled detached garage. Backed by Progressive Home Warranty and close to the Bow River pathways, Shouldice Park, Market Mall, the University of Calgary, and the Foothills and Alberta Children's hospitals, this is the move-in-ready new build you've been waiting for. Eligible first-time buyers may qualify for the federal GST rebate on new homes. Ask for details! Book your showing today! (id:6769)

4pc Bathroom 5.25 Ft x 10.08 Ft
Bedroom 10.75 Ft x 10.17 Ft
Recreational, Games room 18.75 Ft x 11.58 Ft
Furnace 9.17 Ft x 7.67 Ft
2pc Bathroom 3.08 Ft x 7.67 Ft
Dining room 15.25 Ft x 7.33 Ft
Kitchen 15.33 Ft x 10.08 Ft
Living room 15.08 Ft x 14.58 Ft
3pc Bathroom 4.92 Ft x 7.83 Ft
4pc Bathroom 4.83 Ft x 7.83 Ft
Bedroom 9.17 Ft x 10.42 Ft
Bedroom 9.17 Ft x 10.42 Ft
Primary Bedroom 14.75 Ft x 11.58 Ft

Listing Presented By:



Originally Listed by:
eXp Realty

http://www.rosecalveloteam.com/

**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca