

2236 44 Street Calgary Alberta

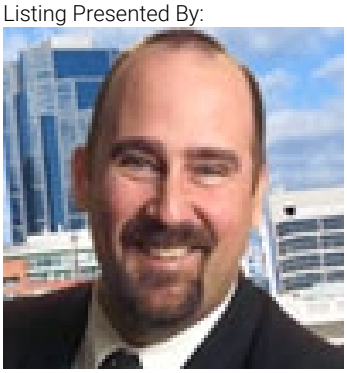
$680,000

These new construction townhomes are located in an A+ location within the Inner-city community of Montgomery and available for immediate possession. Situated on a large corner lot, just below Montalban Park and just a short walk up the hill to Market Mall, University District, the Children's Hospital & The University of Calgary. This 4 bed, 3.5 bath unit offers 1840 square feet of developed living space on three levels. With every square inch in mind these floor plans were designed with flow and openness. Features of the main floor include 9' ceilings, a shiplap wall & focal point fireplace, large bright windows, a very functional kitchen with good size center island with eating area & stools, quartz counters & side pantry and a dining room. Upstairs you will find 3 bedrooms, 2 full bathrooms & laundry room. The primary bedroom is large, with a design inspired ensuite complete with custom walk in shower with tempered frameless glass, & walk in closet. The basement is fully finished with open family room, 4th bedroom & full bath. This unit also offers a single detached garage & fully fenced back yard. Just 4 blocks south and you will find yourself on the Bow River Pathway system offering a very prominent lifestyle not found in many other communities. Aggressively Priced and ready for immediate possession. First time home buyer GST rebate available to the buyer. (id:6769)

Primary Bedroom 11.58 Ft x 13.25 Ft
Other 4.92 Ft x 8.25 Ft
4pc Bathroom 4.92 Ft x 7.92 Ft
Laundry room 5.08 Ft x 3.25 Ft
4pc Bathroom 7.83 Ft x 4.92 Ft
Bedroom 8.67 Ft x 9.08 Ft
Bedroom 10.33 Ft x 9.08 Ft

Family room 14.00 Ft x 14.42 Ft
4pc Bathroom 4.92 Ft x 8.50 Ft
Bedroom 10.08 Ft x 10.17 Ft
Living room 14.17 Ft x 14.33 Ft
Dining room 12.00 Ft x 9.75 Ft
Other 11.75 Ft x 9.67 Ft
2pc Bathroom 3.00 Ft x 7.67 Ft

Listing Presented By:



Originally Listed by:
LPT Realty

RE/MAX Realty Professionals

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