



GRASSROOTS
REALTY GROUP

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2238 44 Street NW
Calgary, Alberta

MLS # A2338261



\$725,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 0
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows		

Inclusions: NONE

OPEN HOUSE Saturday Oct 3 1-4PM. Beautiful new construction townhomes with a very appealing mountain vibe, in the heart of Montgomery. These units are situated on a large corner lot, siding onto a nature reserve and walking path adjacent Mackay Road. An absolute A+ location within one of Calgary's most popular inner city communities. This 4 bed, 3.5 bath end 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 large shiplap wall & fireplace, large bright windows, a very functional kitchen with good size centre island, quartz counters & side pantry. 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 rare end unit offers an abundance of added greenspace for your enjoyment with a fully fenced back yard + a large side yard with a professionally landscaped garden area, & single detached garage. Huge value add. The views from the property should also be highlighted as they show exceptional from the second level large side windows, & unobstructed views out the back door showcasing greenspace everywhere. With currently no new construction townhomes available in Montgomery, this unit offers a great opportunity to get into the market. Property is virtually staged to exact measurements. First time home buyer GST rebate available to the buyer.