



GRASSROOTS
REALTY GROUP

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2236 44 Street NW
Calgary, Alberta

MLS # A2346170



\$700,000

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:	Alley Access, Garage Door Opener, Insulated, Side By Side, Single Garage D		
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:	\$ 195
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Stone, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Open House Oct 3 from 1-4 pm. 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 centre 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.