

# \$5,300,000 - 4767 Montana Crescent Nw, Calgary

MLS® #A2254444

**\$5,300,000**

0 Bedroom, 0.00 Bathroom, 9,300 sqft

Multi-Family on 0.00 Acres

Montgomery, Calgary, Alberta

**\*\*Please Check the Pro-Forma in the Supplement attachment\*\* Prime Multifamily Investment Opportunity in Montgomery Calgary**

Discover a rare opportunity to acquire a high-performing 10 Plex multifamily with strong financials and unbeatable location. Perfectly situated just minutes from Market Mall, Foothills Hospital, and major Calgary activity hubs, this property combines modern living, exceptional views, and reliable income.

## Property Highlights

Above Ground Area: 9,300 sq. ft.

Total Livable Area: 11,500 sq. ft.

Unit Mix:

• Upper Unit • 3 Bedrooms | 1,650 sq. ft.

• Legal Basement Suite • 2 Bedrooms | 600 sq. ft.

Parking: 6 Covered Garages

Outdoor Living: Private front and back yards for each unit

Scenery: Panoramic Mountain and Bow River views

Financial Performance



Investment Appeal

This multifamily complex offers the perfect balance of stable income and long-term appreciation potential. With private outdoor space for each unit, covered parking, and a highly desirable location, it presents an exceptional opportunity for investors seeking both cash flow and asset growth

Built in 2026

Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254444      |
| Price          | \$5,300,000   |
| Bathrooms      | 0.00          |
| Square Footage | 9,300         |
| Acres          | 0.00          |
| Year Built     | 2026          |
| Type           | Multi-Family  |
| Sub-Type       | Row/Townhouse |
| Style          | Up/Down       |
| Status         | Active        |

Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 4767 Montana Crescent Nw |
| Subdivision | Montgomery               |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T3B 1E6                  |

Amenities

|                |                       |
|----------------|-----------------------|
| Parking Spaces | 6                     |
| Parking        | Quad or More Detached |

Interior

|            |                                                   |
|------------|---------------------------------------------------|
| Appliances | Dishwasher, Microwave, Refrigerator, Washer/Dryer |
|------------|---------------------------------------------------|

Additional Information

|             |                     |
|-------------|---------------------|
| Date Listed | September 4th, 2025 |
|-------------|---------------------|

Days on Market      13  
Zoning                - RC-G

## **Listing Details**

Listing Office        First Place Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.