$5,600,000 - 4767 Montana Crescent Nw, Calgary

MLS® #A2254444

$5,600,000
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:
â€¢ Upper Unit â€“ 3 Bedrooms | 1,650 sq. ft.
â€¢ Legal Basement Suite â€“ 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	$5,600,000
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

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