

\$4,950,000 - 4767 Montana Crescent, Calgary

MLS® #A2268220

\$4,950,000

0 Bedroom, 0.00 Bathroom, 9,300 sqft

Multi-Family on 0.00 Acres

Montgomery, Calgary, Alberta

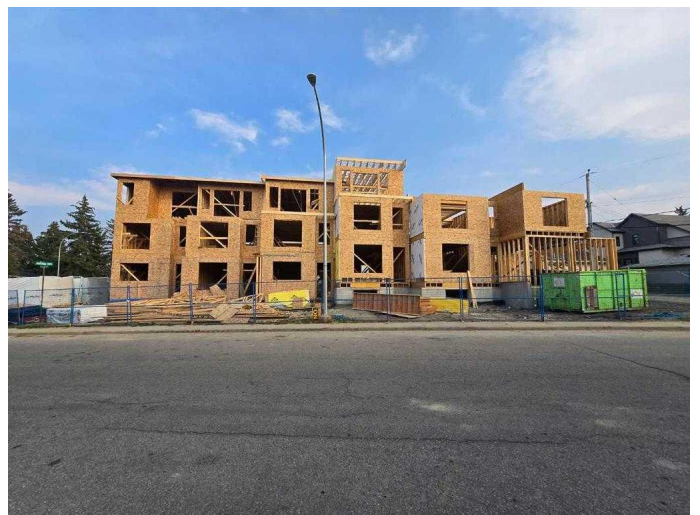
****Please Check the Pro-Forma in the Supplement attachment**** Prime Multifamily Investment Opportunity in Montgomery Calgary Discover a rare opportunity to acquire a high-performing 9 Plex and option to be 10 Plex. multifamily with strong financials and unbeatable location. Perfectly situated just 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® # A2268220

Price \$4,950,000



Bathrooms	0.00
Square Footage	9,300
Acres	0.00
Year Built	2026
Type	Multi-Family
Sub-Type	Row/Townhouse
Status	Active

Community Information

Address	4767 Montana Crescent
Community	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 1E6

Amenities

Parking Spaces	6
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Additional Information

Date Listed	October 31st, 2025
Days on Market	1
Zoning	RC-G

Listing Details

Listing Office	First Place Realty
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