4767 Montana Crescent
Calgary, Alberta

MLS # A2268220

$4,950,000

Division:	Montgomery
Type:	Multi-Family/Row/Townhouse
Style:	-
Size:	9,300 sq.ft.
Age:	2026 (0 yrs old)
Beds:	-
Baths:	-
Garage:	-
Lot Size:	-
Lot Feat:	-

Heating:	-	**Bldg Name:**	-
Floors:	-	**Water:**	-
Roof:	-	**Sewer:**	-
Basement:	-	**LLD:**	-
Exterior:	-	**Zoning:**	RC-G
Foundation:	-	**Utilities:**	-
Features:	-		

Inclusions: -

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