

# \$419,900 - 55, 1407 3 Street Se, High River

MLS® #A2268526

**\$419,900**

3 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.03 Acres

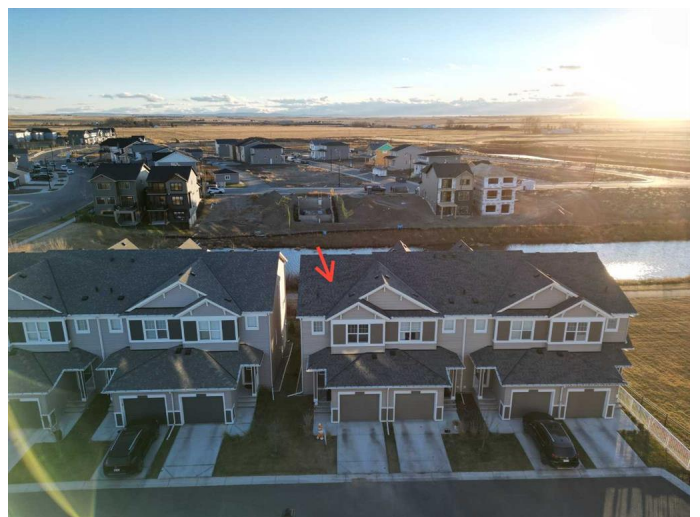
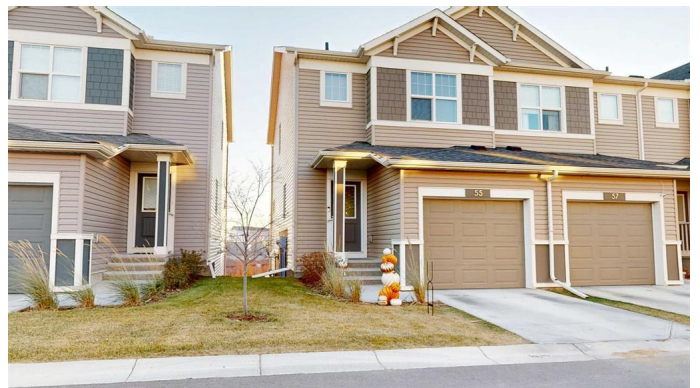
Montrose., High River, Alberta

Welcome to this inviting townhouse in desirable Montrose Crossing, offering a bright open floor plan and a serene setting backing onto a peaceful waterway with walking paths. The main floor provides convenient access from the attached garage and features a two-piece bath, a functional kitchen with an adjoining dining area, and a comfortable living room with sliding doors leading to a deck overlooking the waterway—perfect for relaxing or BBQing. Upstairs, you™ll find three spacious bedrooms, including a primary suite with a walk-in closet and a four-piece ensuite, plus another full bath and a laundry room for added convenience. The walkout basement is unspoiled and ready for your personal touch, and the garage includes handy mezzanine storage. A beautiful blend of comfort, functionality, and natural beauty awaits in this Montrose Crossing home.

Built in 2022

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2268526  |
| Price          | \$419,900 |
| Bedrooms       | 3         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,336     |
| Acres          | 0.03      |



|            |               |
|------------|---------------|
| Year Built | 2022          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | 2 Storey      |
| Status     | Active        |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 55, 1407 3 Street Se |
| Subdivision | Montrose.            |
| City        | High River           |
| County      | Foothills County     |
| Province    | Alberta              |
| Postal Code | T1V 0J9              |

### Amenities

|                |                                                                         |
|----------------|-------------------------------------------------------------------------|
| Amenities      | None                                                                    |
| Parking Spaces | 2                                                                       |
| Parking        | Concrete Driveway, Driveway, Garage Faces Front, Single Garage Attached |
| # of Garages   | 1                                                                       |

### Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, Open Floorplan, Quartz Counters                              |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air, Natural Gas                                                      |
| Cooling           | None                                                                         |
| Has Basement      | Yes                                                                          |
| Basement          | Full                                                                         |

### Exterior

|                   |                                                                |
|-------------------|----------------------------------------------------------------|
| Exterior Features | None                                                           |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                |
| Construction      | Vinyl Siding, Wood Frame                                       |
| Foundation        | Poured Concrete                                                |

### Additional Information

|             |                    |
|-------------|--------------------|
| Date Listed | November 7th, 2025 |
|-------------|--------------------|

|                |     |
|----------------|-----|
| Days on Market | 7   |
| Zoning         | TND |

**Listing Details**

|                |                    |
|----------------|--------------------|
| Listing Office | Lively Realty Ltd. |
|----------------|--------------------|

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