

\$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

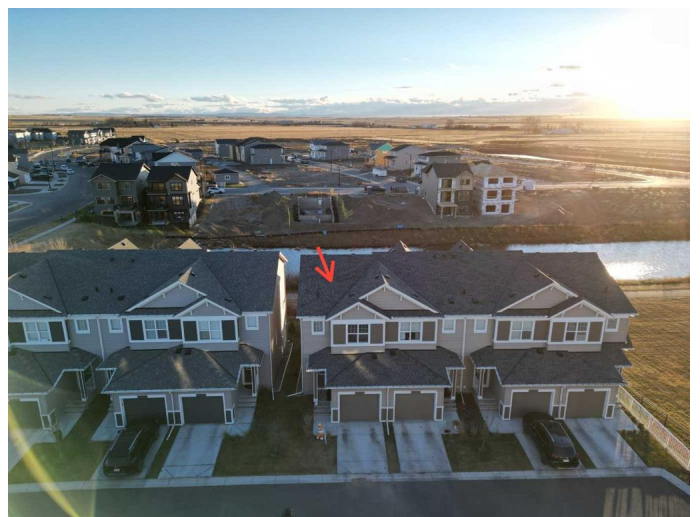
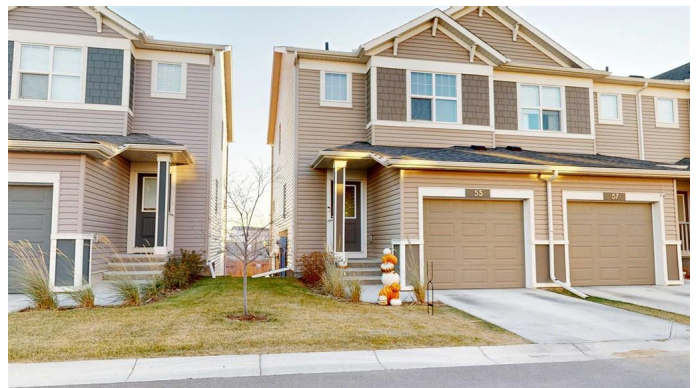
Montrose., High River, Alberta

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
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Days on Market	1
Zoning	TND

Listing Details

Listing Office	Lively Realty Ltd.
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