

1757 45 Street NW  
Calgary, Alberta

MLS # A2254826



## \$619,999

|                  |                                                     |               |                  |
|------------------|-----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Montgomery                                          |               |                  |
| <b>Type:</b>     | Residential/Four Plex                               |               |                  |
| <b>Style:</b>    | 2 Storey                                            |               |                  |
| <b>Size:</b>     | 1,421 sq.ft.                                        | <b>Age:</b>   | 2022 (3 yrs old) |
| <b>Beds:</b>     | 4                                                   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Detached                              |               |                  |
| <b>Lot Size:</b> | 0.14 Acre                                           |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot, Street Lighting, Subdivided, Treed |               |                  |

|                    |                                                                                                                                     |                   |        |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                             | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                     | <b>Condo Fee:</b> | \$ 280 |
| <b>Basement:</b>   | Full                                                                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco                                                                                                                              | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                                                                                                                     | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Wet Bar |                   |        |
| <b>Inclusions:</b> | None                                                                                                                                |                   |        |

Welcome home to this beautifully designed for comfort, style, and everyday functionality. Sunlight streams through the east-facing windows, brightening an open-concept main floor with soaring 9-ft ceilings and durable luxury vinyl plank (LVP) flooring for a modern, low-maintenance finish. Over 1990 sqft of living space offer 4 bedrooms and 3 and half bathrooms. The chef-inspired kitchen features stainless-steel appliances, an expansive quartz island perfect for casual seating or meal prep, and quartz countertops throughout. A thoughtfully integrated built-in dining area creates the perfect spot for family dinners or entertaining. Just off the kitchen, the walk-in pantry and mudroom with extra shelving keep life organized. Upstairs, the spacious primary suite offers a walk-in closet and 4-piece ensuite, while two additional generously sized bedrooms and another full bath provide room for a growing household, home office, or guest space. The fully finished basement adds valuable living area with a wet bar, additional bedroom, and full bathroom—ideal for guests, older children, or movie nights. Outdoors, enjoy a concrete patio for morning coffee or evening barbecues and a backyard shed for extra storage. All of this sits within steps of Montgomery’s amenities—shops, cafés, river pathways, schools, and quick access to major routes.