

313, 1899 45 Street NW  
Calgary, Alberta

MLS # A2274437



# \$425,000

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,031 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Owned, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Metal Siding , Stucco	<b>Zoning:</b>	MU-2 f3.0h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Recessed Lighting, Stone Counters, Storage, Vinyl Windows

**Inclusions:** N/A

Enjoy breathtaking southwest views from this spacious 1,031 sqft two-bedroom, two-bathroom condo in the desirable Montgomery Place. With nine-foot ceilings, engineered hardwood floors, and in-floor heating, the home combines elegance with modern comfort. The open-concept living and dining area is perfect for hosting, featuring a kitchen with granite countertops, a peninsula island, stainless steel appliances, and a striking backsplash. Pot lights in the kitchen add a contemporary touch, while the stacked washer and dryer provide convenient in-suite laundry. This Montgomery condo unit is stunning and both bedrooms are generously sized. The two full bathrooms feature beautiful granite countertops. Step out onto the large southwest-facing balcony with a gas BBQ hook-up and enjoy sunny afternoons with stunning views. Central air conditioning ensures year-round comfort, and the recently replaced fridge and range complement a unit where the paint has been redone and the walls, along with the entire home, have been meticulously cared for. The combination of hardwood and carpet flooring adds warmth and style, and the parking stall is conveniently located right by the elevator. This prime location puts you just steps from extensive bike paths, Edworthy Park, and the Bow River, with Children's and Foothills Hospitals nearby. Shops and all amenities are close at hand, including NOTABLE – The Steakhouse, Market Mall just five minutes away, and Safeway only two minutes from your door. Downtown Calgary is 15 minutes away, Bowness Park 10 minutes, and the mountains are easily accessible, making this condo ideal for anyone seeking a modern, comfortable home with massive bedrooms, open-concept living, and spectacular southwest views.