

\$359,900 - 307, 1899 45 Street Nw, Calgary

MLS® #A2069509

\$359,900

3 Bedroom, 2.00 Bathroom, 1,349 sqft
Residential on 0.00 Acres

Montgomery, Calgary, Alberta

IN NEED OF SPACE? This nearly 1,350 sqft, 3 bedroom + 2 bathroom + 2 parking stall unit is smack dab in the heart of Montgomery's revitalization district. Step outside and walk to all your daily amenities, including one of Calgary's premier restaurants, NOtable, right downstairs. Inside you have a smart + open floor plan consisting of wood flooring, neutral colours + large windows. The kitchen shines with granite counters, stainless steel appliances, tile backsplash, double sink and separate pantry. You can finally host those dinner parties and easily seat 6-8 guests! Unwind in the living area when it's time to toss on a movie or head out to the oversized patio for those weekend BBQs. Enjoy the rare feature of having 3 bedrooms in a central location - great for young families, those with visiting friends or space for a home office. Come home to side by side underground parking stalls - how convenient! An enviable location mere minutes to grocery, retail, coffee shops, Shouldice Park, Bowness Park, Children's Hospital, Canada Olympic Park, river pathways and the downtown core. An opportunity that won't last long!



Built in 2010

Essential Information

MLS® #	A2069509
Price	\$359,900

Sold Price	\$353,500
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,349
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	307, 1899 45 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0B2

Amenities

Amenities	Elevator(s), Parking, Visitor Parking
Parking Spaces	2
Parking	Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Recessed Lighting
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	In Floor, Radiant
Cooling	None
# of Stories	4

Exterior

Exterior Features	Other
Construction	Aluminum Siding, Wood Frame

Additional Information

Date Listed	September 1st, 2023
Date Sold	November 6th, 2023

Days on Market	66
Zoning	MU-2 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	CIR REALTY
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