

\$388,888 - 403, 1899 45 Street Nw, Calgary

MLS® #A2119927

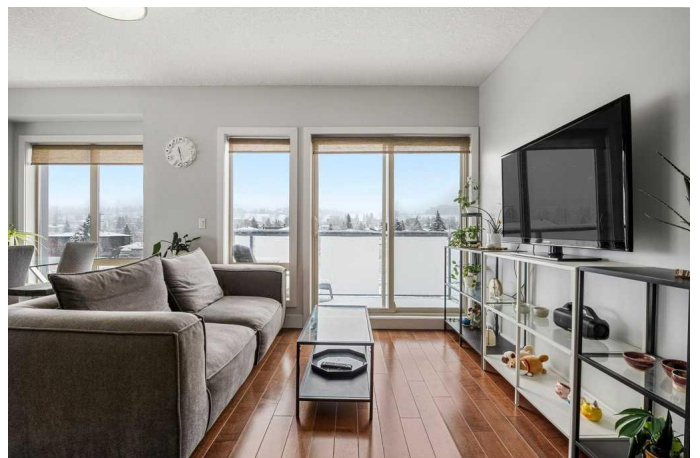
\$388,888

2 Bedroom, 2.00 Bathroom, 1,014 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Welcome to your new home perched on the top floor of a the vibrant Montgomery community! This corner unit just over 1,000 sq ft (1014 RMS sq ft to be exact), offers the ultimate privacy with no neighbours above. Enjoy abundant natural light streaming through two walls of windows, showcasing the stunning North and West MOUNTAIN exposures. Step out onto your North-facing balcony to soak in the views. Inside, discover a functional U-shaped kitchen boasting stone counter tops, stainless steel appliances, and a convenient pantry. The open-concept floor plan seamlessly connects the dining and living areas, perfect for entertaining guests or relaxing after a long day. Say goodbye to laundromat trips with stacked in-suite laundry for added convenience. This unit features two generously sized bedrooms on opposite sides, ideal for privacy, roommates, or accommodating guests. Each bedroom is complemented by a full 4-piece bath. Plus, revel in the luxury of hardwood or tile flooring throughout – no carpet in sight - ideal for pets and low maintenance cleaning! Included is one titled underground stall, ensuring parking is never a hassle. Embrace the convenience of living atop a main floor commercial building, featuring Calgary's Notable Restaurant, a medical center, and a veterinary clinic. Located just 10 minutes from downtown YYC, this home offers easy access to the Alberta Children's Hospital, the University District, and its array of amenities.



Commuting is a breeze with proximity to Memorial Drive, the Trans Canada Highway, and Shaganappi Trail. Don't miss out on the opportunity to call this meticulously maintained unit your own – schedule a showing today and experience urban living at its finest!

Built in 2010

Essential Information

MLS® #	A2119927
Price	\$388,888
Sold Price	\$400,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,014
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	403, 1899 45 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4S3

Amenities

Amenities	None
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry
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Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	In Floor, Radiant
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Construction	Brick, Concrete, Metal Siding, Stucco, Wood Frame

Additional Information

Date Listed	April 5th, 2024
Date Sold	April 12th, 2024
Days on Market	7
Zoning	MU-2 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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