

\$364,900 - 302, 1899 45 Street Nw, Calgary

MLS® #A2123632

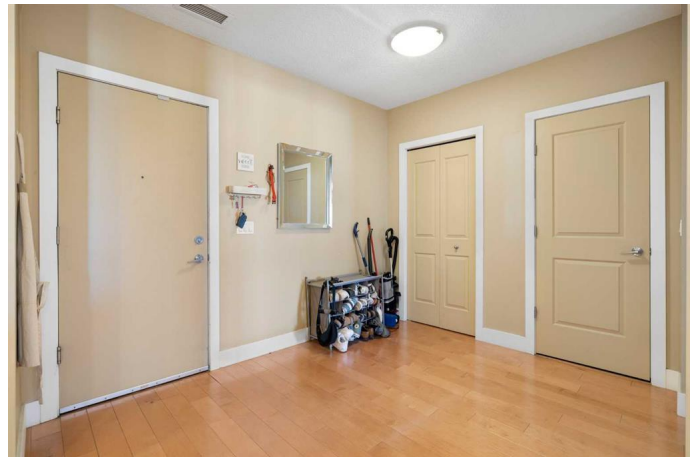
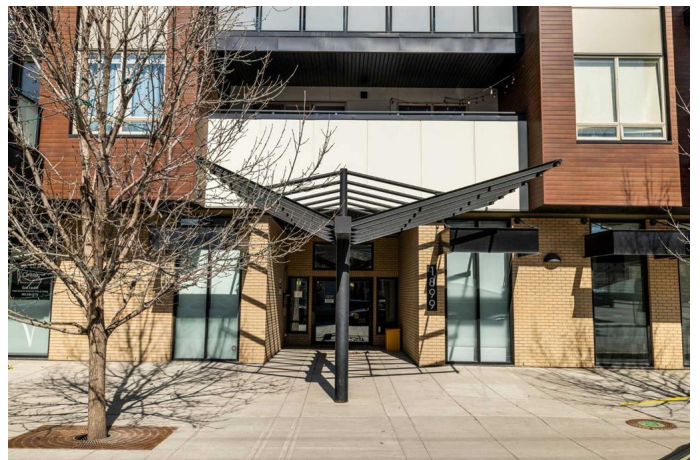
\$364,900

2 Bedroom, 2.00 Bathroom, 983 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Introducing your next dream condo located in Montgomery, think - modern elegance meets unparalleled convenience. You'll be welcomed into a spacious entrance with a closet and in-suite laundry, and an updated 4-piece bathroom, meticulously maintained to exude cleanliness and sophistication. The first bedroom boasts large windows, flooding the space with natural light and creating a bright and inviting atmosphere, complemented by plush carpeting for added comfort. Experience the epitome of open-concept living in the thoughtfully designed layout, offering an abundance of space and functionality for everyday living. The kitchen is an absolute delight, featuring a breakfast bar, oak shaker cabinets, and all stainless steel appliances, including a double under-mounted sink. Relax and unwind on the spacious balcony, offering the perfect spot for morning coffee or evening cocktails while soaking in the views of the surrounding community. Retreat to the primary bedroom oasis, complete with an expansive closet and a 4-piece en-suite bathroom. The Suite comes with your very own parking stall in the secure heated parkade, ensuring hassle-free parking in the heart of the city. Plus, with the building adjacent to a plethora of amenities and restaurants, everything you need is just steps away, making life simple, fun, and convenient. Enjoy easy access to the Trans-Canada Highway and a network of main roads, providing seamless connectivity to all corners of Calgary and beyond, making



commuting a breeze. Don't miss the opportunity to experience the best of urban living in this stunning condo. Schedule your showing today and elevate your lifestyle in Calgary's vibrant community!

Built in 2010

Essential Information

MLS® #	A2123632
Price	\$364,900
Sold Price	\$360,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	983
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	302, 1899 45 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4S3

Amenities

Amenities	Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Titled, Underground

Interior

Interior Features	Breakfast Bar, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

	Washer
Heating	In Floor
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Wood Frame

Additional Information

Date Listed	May 6th, 2024
Date Sold	May 29th, 2024
Days on Market	21
Zoning	MU-2 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Complete Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.