

# \$419,900 - 301, 1899 45 Street Nw, Calgary

MLS® #A2140972

**\$419,900**

2 Bedroom, 2.00 Bathroom, 1,086 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

A rare southwest corner unit with one of the best layouts in the building. Two bedrooms, two full bathrooms and a great size at 1,086 sqft. The plentiful south and west windows in the open concept living area bathes the unit in natural light. #301 has a generous kitchen and eating island (plus a dining area) and even a convenient pantry. The spacious primary bedroom could easily fit a king sized bed. The second bedroom is down the hall from the primary, making it ideal for roommates or guests. Features include 9' ceilings, in-floor heating, engineered hardwood floors, stainless steel appliances, granite counters, in-suite laundry, gas BBQ hookup, PLUS two titled side by side parking stalls. Montgomery Place is close to downtown, Children's Hospital, Market Mall, University District, and is just a short walk to the Bow River and its pathway system. The 1st floor of the building is home to amenities and NOtable Restaurant with Rising Tide Taproom just a skip across the street. All this and groceries are conveniently located close by. Book your viewing today!

Built in 2010

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2140972  |
| Price      | \$419,900 |
| Sold Price | \$426,000 |
| Bedrooms   | 2         |



|                |             |
|----------------|-------------|
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,086       |
| Acres          | 0.00        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 301, 1899 45 Street Nw |
| Subdivision | Montgomery             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 4S3                |

### Amenities

|                |                                                                            |
|----------------|----------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Snow Removal, Trash, Visitor Parking         |
| Parking Spaces | 2                                                                          |
| Parking        | Enclosed, Heated Garage, Parkade, Side By Side, Stall, Titled, Underground |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry |
| Appliances        | Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings            |
| Heating           | In Floor                                                                                                 |
| Cooling           | None                                                                                                     |
| # of Stories      | 4                                                                                                        |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, BBQ gas line             |
| Roof              | Asphalt, Membrane, Rolled/Hot Mop |
| Construction      | Mixed, Wood Frame                 |

### Additional Information

|             |                 |
|-------------|-----------------|
| Date Listed | June 14th, 2024 |
|-------------|-----------------|

|                |                |
|----------------|----------------|
| Date Sold      | July 6th, 2024 |
| Days on Market | 22             |
| Zoning         | MU-2 f3.0h16   |
| HOA Fees       | 0.00           |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | Houston Realty.ca |
|----------------|-------------------|

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