

\$329,777 - 314, 1899 45 Street Nw, Calgary

MLS® #A2143721

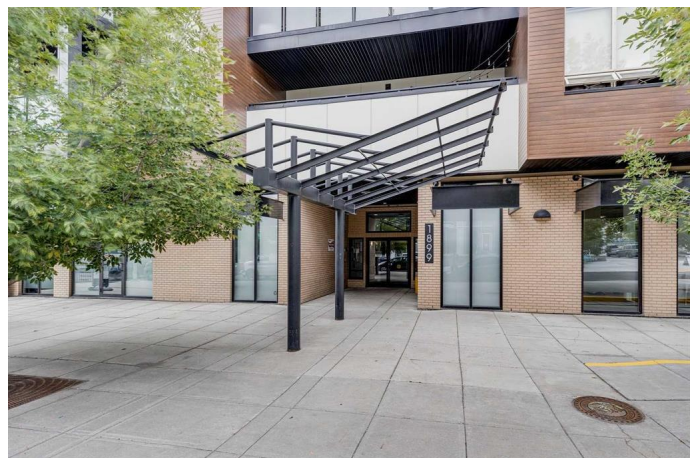
\$329,777

2 Bedroom, 1.00 Bathroom, 849 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Searching for the perfect condo to call home that offers quick access into downtown, the Foothills and Children's hospital, U of C and walking distance to the Bow River pathway system and numerous amenities? This well-maintained unit in the heart of Montgomery is it! Spacious unit with 850 sq.ft takes advantage of every square foot. As you enter the front door, you are greeted by the 9ft ceilings and open concept floorplan where the kitchen overlooks your dining and living room. Kitchen is well designed w/stainless steel appliances, good cupboard space plus granite counters w/room for stools. Spacious dining area provides you the space for a large table making it easy to host your friends/family. Living room w/patio doors leads out to your sunny SW balcony complete with a BBQ. Primary bedroom is well sized and can easily accommodate your king bed & furniture. Second bedroom (no window but sprinkler present) is perfect for a roommate or a great office space w/closet offering more storage. Unit comes w/2 oversized, titled parking stalls—no more circling the block looking for a place to park. The vibrant community of Montgomery is well situated w/convenient access to transit & so many cool places to explore within walking distance. Enjoy dinner out at Notable or cross the street to Rising Tides for appies and cocktails. Feel like escaping the city? Location can't be beat with easy access to 16th Ave—you will be in the mountains in no time.



Built in 2010

Essential Information

MLS® #	A2143721
Price	\$329,777
Sold Price	\$322,500
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	849
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	314, 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	2
Parking	Oversized, Parkade, Underground

Interior

Interior Features	Granite Counters, No Smoking Home
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

Exterior

Exterior Features	Balcony
Roof	Membrane
Construction	Aluminum Siding, Brick, Wood Frame

Additional Information

Date Listed	June 22nd, 2024
Date Sold	July 20th, 2024
Days on Market	28
Zoning	MU-2 f3.0h16
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX Real Estate (Mountain View)
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