

# \$329,900 - 211, 1899 45 Street Nw, Calgary

MLS® #A2234418

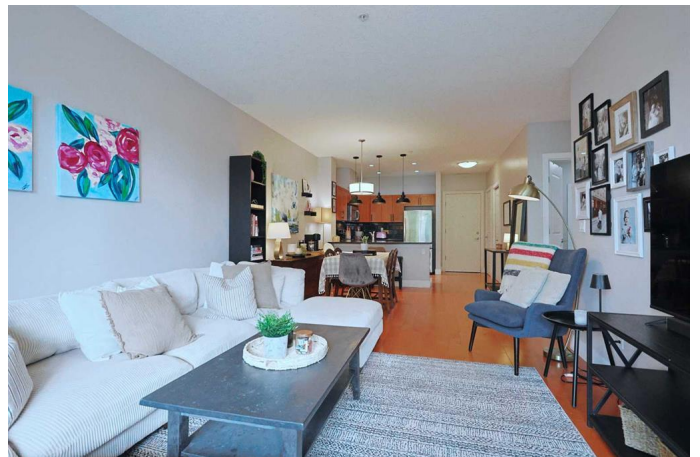
**\$329,900**

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Picture yourself in this incredible condo in the MONTGOMERY PLACE project & know youâ€™ve found your new home! With hardwood floors & high ceilings throughout, this fantastic 2 bedroom home enjoys a smashing open concept design, gorgeous kitchen with granite counters, tiled underground parking for your exclusive use & huge covered balcony for your outdoor pleasure & relaxation. Drenched in warm natural light, youâ€™ll love the free-flowing floorplan of this amazing home, with its spacious living room with a wall-of-windows & sliding doors to the balcony, great-sized dining room & sleek kitchen with rich cabinetry & granite counters, black subway tile backsplash & Whirlpool stainless steel appliances. Both bedrooms are a terrific size & have excellent closet space. Between the bedrooms is the full bathroom with granite counters & tile floors. Insuite laundry with space-saving stacking Whirlpool washer & dryer. Pet-friendly building & monthly condo fees include heat & water-sewer. In the heart of the historic community of Montgomery, MONTGOMERY PLACE is situated in this prime location within walking distance to schools & parks, with Shouldice Park, the Bow River & Edworthy Park only minutes from your doorstep. Trendy & popular hotspots are all nearby - including Notable Restaurant just downstairs, vet & medical clinics are steps away, across the street from Pharmasave & quick easy access to local shopping & services, Market Mall &



hospitals (Foothills, Alberta Children's, Arthur B Child Centre Centre), University of Calgary & all major routes (Memorial Drive, Shaganappi Trail, TransCanada Highway, etc) to take you anywhere you want to go!

Built in 2010

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2234418          |
| Price          | \$329,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 828               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 211, 1899 45 Street Nw |
| Subdivision | Montgomery             |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T3B 4S3                |

### Amenities

|                |                              |
|----------------|------------------------------|
| Amenities      | Elevator(s), Secured Parking |
| Parking Spaces | 1                            |
| Parking        | Parkade, Titled, Underground |
| # of Garages   | 1                            |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Granite Counters, High Ceilings, Open Floorplan                    |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan, |

|              |  |
|--------------|--|
|              | Refrigerator, Washer, Window Coverings |
| Heating      | In Floor                               |
| Cooling      | None                                   |
| # of Stories | 4                                      |
| Basement     | None                                   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line                                 |
| Lot Description   | Back Lane, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Membrane  |
| Construction      | Brick, Metal Siding, Stucco, Wood Frame               |
| Foundation        | Poured Concrete                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 2               |
| Zoning         | MU-2 f3.0h16    |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.