

# \$619,999 - 1757 45 Street Nw, Calgary

MLS® #A2254826

**\$619,999**

4 Bedroom, 4.00 Bathroom, 1,421 sqft

Residential on 0.14 Acres

Montgomery, Calgary, Alberta

Welcome home to this beautifully designed for comfort, style, and everyday functionality. Sunlight streams through the east-facing windows, brightening an open-concept main floor with soaring 9-ft ceilings and durable luxury vinyl plank (LVP) flooring for a modern, low-maintenance finish. Over 1990 sqft of living space offer 4 bedrooms and 3 and half bathrooms. The chef-inspired kitchen features stainless-steel appliances, an expansive quartz island perfect for casual seating or meal prep, and quartz countertops throughout. A thoughtfully integrated built-in dining area creates the perfect spot for family dinners or entertaining. Just off the kitchen, the walk-in pantry and mudroom with extra shelving keep life organized.

Upstairs, the spacious primary suite offers a walk-in closet and 4-piece ensuite, while two additional generously sized bedrooms and another full bath provide room for a growing household, home office, or guest space. The fully finished basement adds valuable living area with a wet bar, additional bedroom, and full bathroom—ideal for guests, older children, or movie nights.

Outdoors, enjoy a concrete patio for morning coffee or evening barbecues and a backyard shed for extra storage. All of this sits within steps of Montgomery's amenities—shops, caf  s, river pathways, schools, and quick access to major routes.

Built in 2022



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2254826      |
| Price          | \$619,999     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 1,421         |
| Acres          | 0.14          |
| Year Built     | 2022          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 1757 45 Street Nw |
| Subdivision | Montgomery        |
| City        | Calgary           |
| County      | Calgary           |
| Province    | Alberta           |
| Postal Code | T3B 0P2           |

## Amenities

|                |                        |
|----------------|------------------------|
| Amenities      | None                   |
| Parking Spaces | 1                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Recessed Lighting, Wet Bar |
| Appliances        | Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator, Bar Fridge                                                                 |
| Heating           | Forced Air, Natural Gas                                                                                                             |
| Cooling           | Central Air                                                                                                                         |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Full                                                                                                                                |

## Exterior

|                   |                                                     |
|-------------------|-----------------------------------------------------|
| Exterior Features | Private Yard                                        |
| Lot Description   | Rectangular Lot, Street Lighting, Subdivided, Treed |
| Roof              | Asphalt Shingle                                     |
| Construction      | Stucco                                              |
| Foundation        | Poured Concrete                                     |

### **Additional Information**

|                |                     |
|----------------|---------------------|
| Date Listed    | September 5th, 2025 |
| Days on Market | 59                  |
| Zoning         | M-C1                |

### **Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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