

412, 1899 45 Street NW
Calgary, Alberta

MLS # A2238265

\$369,000

Division:	Montgomery		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	917 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 583
Basement:	-	LLD:	-
Exterior:	Metal Siding , Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	-	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

**** Open House: July 25th, 4:00–6:00 PM **** Welcome to this bright and inviting 2 bedroom, 2 bathroom Top Floor Condo located in the heart of Montgomery. This well-maintained unit offers a beautiful kitchen equipped with stainless steel appliances, granite countertops, and stylish cabinetry. The open concept design creates a natural flow from the kitchen to the dining and living areas, complemented by large windows that bring in an abundance of natural light. Step out onto your private balcony, perfect for enjoying summer barbecues or relaxing in the evening sun. The spacious primary bedroom features its own 4-piece ensuite, providing a private and comfortable retreat. The second bedroom is ideal for guests, a home office, or a roommate, and is conveniently located near the second full bathroom. Additional features include in-suite laundry and Titled Underground Secure Parking. This home is ideally located close to shopping, grocery stores, public transit, scenic pathways, and the Alberta Children’s Hospital. An excellent opportunity to own an affordable and stylish condo in one of Calgary’s most desirable neighborhoods. Schedule your private showing today.