1757 45 Street NW Calgary, Alberta

MLS # A2254826

\$619,999

| | | Division: | Montgomery | | | | |
|------------------|--|-----------------|------------------------|---------------|------------------------------------|--|--|
| | | Type: | Residential/Four Ple | ex | (| | |
| | | Style: | 2 Storey | | | | |
| | | Size: | 1,421 sq.ft. | Age: | 2022 (3 yrs old) | | |
| | | Beds: | 4 | Baths: | 3 full / 1 half | | |
| | | Garage: | Single Garage Deta | ched | | | |
| | | Lot Size: | 0.14 Acre | | | | |
| | | Lot Feat: | Rectangular Lot, St | reet Lighting | g, Subdivided, Treed | | |
| Heating: | Forced Air, Natural Gas | | Water: | - | | | |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank | | Sewer: | - | | | |
| Roof: | Asphalt Shingle | | Condo Fee | \$ 280 | | | |
| Basement: | Full | | LLD: | - | | | |
| Exterior: | Stucco | | Zoning: | M-C1 | | | |
| Foundation: | Poured Concrete | | Utilities: | - | | | |
| Features: Bar | Kitchen Island, No Animal Home, No Smoking Hor | ne, Open Floorp | an, Pantry, Quartz Cou | unters, Rece | essed Lighting, Vinyl Windows, Wet | | |
| Inclusions: | None | | | | | | |

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, cafés, river pathways, schools, and quick access to major routes.