

416, 1899 45 Street NW  
Calgary, Alberta

MLS # A2272178

# \$315,000



<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	825 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 518
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Brick	<b>Zoning:</b>	MU-2 f3.0h16
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

For those who seek an exceptional lifestyle! Welcome to Montgomery Place, where comfort meets convenience in one of Calgary's most desirable communities. Living here means living within walking distance to robust inner-city amenities and several parks & recreation - the perfect blend of all Calgary's best offerings. This bright 1 bed + den (optional 2nd bedroom) TOP FLOOR, SOUTH-FACING condo features 824 sqft of living space with clean lines and optimal function. The inviting open-plan living area features large windows, fresh white paint, & high ceilings - filling the space with warmth and light. The modern kitchen is both stylish and practical, with sleek black countertops, eat-up bar, and plenty of cabinetry to ensure everything has its place. Spend time outside on the sunny south-facing balcony with views of nearby Winsport. A versatile den awaits for your personalized touch - whether it's a home office, second bedroom, home gym, or media/gaming space. The convenience of in-suite laundry adds to the overall comfort of the space. The underground titled parking ensures all-weather comfort, eliminating the need to warm up/cool down the car during extreme temperatures. Pets allowed with restrictions and subject to board approval. Located in Montgomery, known for a community life rich with amenities and close proximity to some of Calgary's most well known parks and recreation. Enjoy expansive Shouldice Park, Arena, Aquatic Centre, Athletic Park, & Accessible Park, the Bow River Pathway system, Bowmont Park, Edworthy Park, community garden plots, Montgomery Bike Park, to name just a few. Steps to several local restaurants & coffee shops, countless retail stores, fitness centers, diverse professional services, and both big box & specialty grocery stores. Quick access to several major roadways and nearby transit

makes commuting seamless. Within 10 minutes to downtown, Market Mall, University of Calgary, and both the Children’s & Foothills Hospital. Some photos have been virtually staged. If convenience, connectivity, and lifestyle top your list, this home delivers it all!