



## 1899 45 Street Calgary Alberta

\$339,900

This gorgeous 2 bedroom condo offers the opportunity to live in the heart of Montgomery with a scenic view. Adore nature with leaves changing color from the comfort of your living room, immerse yourself in the vibrant art and culinary scene just steps from your door. This home has been kept in immaculate condition, with recently upgraded floorings and fresh paint. The open concept floorplan features 9' ceilings, in-floor heat, large master bedroom, a guest room/ office, in-suite laundry, 4-pce bath with shower/soaker tub combo, and titled underground parking. Outstanding location only a short walk to the river, Shouldice athletic park, Children's and Foothill's Hospitals, University of Calgary, Market Mall, easy access west to the mountains and only a short commute to downtown. (id:6769)

Other 4.92 Ft x 7.42 Ft

Laundry room 4.00 Ft x 3.17 Ft

Kitchen 8.08 Ft x 10.17 Ft

Living room 12.00 Ft x 14.08 Ft

Dining room 12.00 Ft x 10.00 Ft

Bedroom 10.00 Ft x 10.75 Ft

Other 6.17 Ft x 3.17 Ft

Primary Bedroom 11.75 Ft x 11.50 Ft

4pc Bathroom 7.75 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
Century 21 Argos Realty

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**Mirror**

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