



## 1899 45 Street Calgary Alberta

\$399,900

Welcome to your new home in the vibrant Montgomery community, perched on the top floor with stunning mountain views! This corner home is almost 1000 square feet, offering unparalleled privacy without neighbors above. Natural light floods through two walls of windows, showcasing breathtaking North and West exposures. Step onto your North-facing balcony to soak in the scenery. Inside, discover a modern U-shaped kitchen featuring stone countertops, stainless steel appliances, and a convenient pantry. The open-concept floor plan seamlessly connects the dining and living areas, perfect for entertaining or unwinding. Enjoy the convenience of stacked in-suite laundry, eliminating the need for laundromat trips. This unit boasts two generously sized bedrooms on opposite ends, ideal for privacy or accommodating guests. Each bedroom is complemented by a full 4-piece bath. Included is two titled underground parking stall, ensuring parking is always convenient. Living atop a commercial building offers added convenience with Calgary's Notable Restaurant, a medical center, and a veterinary clinic just steps away. Located a short 10-minute drive from downtown YYC, and with easy access to Memorial Drive, the Trans Canada Highway, and Shaganappi Trail, commuting is effortless. This home is currently tenant occupied and would like to stay. Call today for your private showing and experience urban living at its best! (id:6769)

4pc Bathroom 4.92 Ft x 8.50 Ft

Primary Bedroom 15.50 Ft x 15.92 Ft

4pc Bathroom 7.75 Ft x 7.33 Ft

Kitchen 9.67 Ft x 8.67 Ft

Bedroom 10.00 Ft x 12.25 Ft

Dining room 9.75 Ft x 11.92 Ft

Listing Presented By:



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