



## 1899 45 Street Calgary Alberta

\$329,900

Picture yourself in this incredible condo in the MONTGOMERY PLACE project & know you've found your new home! With hardwood floors & high ceilings throughout, this fantastic 2 bedroom home enjoys a smashing open concept design, gorgeous kitchen with granite counters, titled underground parking for your exclusive use & huge covered balcony for your outdoor pleasure & relaxation. Drenched in warm natural light, you'll love the free-flowing floorplan of this amazing home, with its spacious living room with a wall-of-windows & sliding doors to the balcony, great-sized dining room & sleek kitchen with rich cabinetry & granite counters, black subway tile backsplash & Whirlpool stainless steel appliances. Both bedrooms are a terrific size & have excellent closet space. Between the bedrooms is the full bathroom with granite counters & tile floors. Insuite laundry with space-saving stacking Whirlpool washer & dryer. Pet-friendly building & monthly condo fees include heat & water-sewer. In the heart of the historic community of Montgomery, MONTGOMERY PLACE is situated in this prime location within walking distance to schools & parks, with Shouldice Park, the Bow River & Edworthy Park only minutes from your doorstep. Trendy & popular hotspots are all nearby - including Notable Restaurant just downstairs, vet & medical clinics are steps away, across the street from Pharmasave & quick easy access to local shopping & services, Market Mall & hospitals (Foothills, Alberta Children's, Arthur B Child Centre Centre), University of Calgary & all major routes (Memorial Drive, Shaganappi Trail, TransCanada Highway, etc) to take you anywhere you want to go! (id:6769)

4pc Bathroom Measurements not available

Living room 14.08 Ft x 12.08 Ft

Dining room 12.17 Ft x 10.42 Ft

Kitchen 9.75 Ft x 8.33 Ft

Laundry room 4.33 Ft x 3.17 Ft

Primary Bedroom 13.75 Ft x 11.67 Ft

Bedroom 11.67 Ft x 10.50 Ft

Listing Presented By:



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