



1757 45 Street Calgary Alberta

\$609,999

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, cafes, river pathways, schools, and quick access to major routes. (id:6769)

Family room 12.17 Ft x 10.25 Ft
 Bedroom 13.00 Ft x 9.42 Ft
 4pc Bathroom 4.92 Ft x 8.17 Ft
 Living room 13.00 Ft x 11.92 Ft
 Kitchen 9.58 Ft x 11.83 Ft
 Dining room 13.83 Ft x 10.33 Ft
 Pantry 2.08 Ft x 4.00 Ft

2pc Bathroom 4.83 Ft x 5.00 Ft
 Bedroom 9.50 Ft x 11.42 Ft
 Bedroom 9.33 Ft x 10.00 Ft
 4pc Bathroom 4.92 Ft x 9.17 Ft
 Other 4.75 Ft x 5.58 Ft
 Primary Bedroom 13.92 Ft x 12.00 Ft
 3pc Bathroom 5.00 Ft x 9.75 Ft

Listing Presented By:



Originally Listed by:
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