



1899 45 Street Calgary Alberta

\$329,777

Searching for the perfect condo to call home that offers quick access into downtown, the Foothills and Children's hospital, U of C and walking distance to the Bow River pathway system and numerous amenities? This well-maintained unit in the heart of Montgomery is it! Spacious unit with 850 sq.ft takes advantage of every square foot. As you enter the front door, you are greeted by the 9ft ceilings and open concept floorplan where the kitchen overlooks your dining and living room. Kitchen is well designed w/stainless steel appliances, good cupboard space plus granite counters w/room for stools. Spacious dining area provides you the space for a large table making it easy to host your friends/family. Living room w/patio doors leads out to your sunny SW balcony complete with a BBQ. Primary bedroom is well sized and can easily accommodate your king bed & furniture. Second bedroom (no window but sprinkler present) is perfect for a roommate or a great office space w/closet offering more storage. Unit comes w/2 oversized, titled parking stalls...no more circling the block looking for a place to park. The vibrant community of Montgomery is well situated w/convenient access to transit & so many cool places to explore within walking distance. Enjoy dinner out at Notable or cross the street to Rising Tides for appies and cocktails. Feel like escaping the city? Location can't be beat with easy access to 16th Ave...you will be in the mountains in no time. (id:6769)

Kitchen 10.08 Ft x 7.67 Ft
Dining room 11.00 Ft x 9.00 Ft
Living room 14.00 Ft x 12.42 Ft

Primary Bedroom 13.17 Ft x 11.75 Ft
Bedroom 10.75 Ft x 9.42 Ft
4pc Bathroom .00 Ft x .00 Ft

Listing Presented By:



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RE/MAX Real Estate (Mountain View)

<http://www.perrault homes.com/>

RE/MAX Realty Professionals

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