



## 1899 45 Street Calgary Alberta

\$429,900

Welcome to Montgomery, one of Calgary's most vibrant and growing communities, known for its trendy local shops, cozy cafes, scenic walking paths, and quick access to downtown. This rare 2-bedroom plus a den unit in Montgomery Place offers an open-concept layout with hardwood floors, a spacious kitchen featuring stainless steel appliances, granite countertops, and a convenient breakfast bar. The kitchen flows into a bright dining and living area, leading to a massive private balcony--perfect for relaxing or entertaining. The primary bedroom includes a walk-through closet and 4-piece ensuite, while an additional bedroom, a den, a full main bath, and in-suite laundry provide both comfort and functionality. This unit also comes with a titled underground parking stall for added security and convenience. Steps from schools, parks, transit, and everything Montgomery has to offer--this is unbeatable value in a fantastic location. (id:6769)

4pc Bathroom 4.92 Ft x 7.67 Ft

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Bedroom 9.33 Ft x 14.00 Ft

Den 9.42 Ft x 8.75 Ft

Dining room 12.83 Ft x 7.25 Ft

Foyer 5.08 Ft x 9.00 Ft

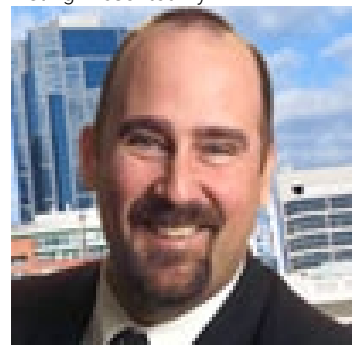
Kitchen 9.92 Ft x 8.17 Ft

Living room 11.58 Ft x 18.58 Ft

Primary Bedroom 9.08 Ft x 26.83 Ft

Storage 7.00 Ft x 3.25 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Complete Realty

<http://www.calgaryluxuryhomesearch.com/>

**RE/MAX Realty Professionals**

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