

# \$312,900 - 211, 1899 45 Street Nw, Calgary

MLS® #A2234418

**\$312,900**

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Picture yourself in this incredible condo in the MONTGOMERY PLACE project & know youâ€™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, tiled underground parking for your exclusive use & huge covered balcony for your outdoor pleasure & relaxation. Drenched in warm natural light, youâ€™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!

Built in 2010

### Essential Information

MLS® #	A2234418
Price	\$312,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	211, 1899 45 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4S3

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan,

	Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Membrane
Construction	Brick, Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	27
Zoning	MU-2 f3.0h16

## Listing Details

Listing Office	Royal LePage Benchmark
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