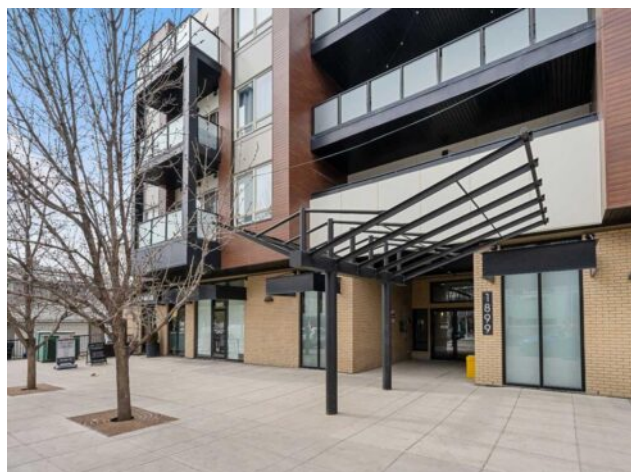


406, 1899 45 Street NW
Calgary, Alberta

MLS # A2307212



\$339,900

Division:	Montgomery		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	956 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 610
Basement:	-	LLD:	-
Exterior:	Brick, Metal Siding , Stucco, Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: BBQ on Balcony

Welcome to this bright and beautifully maintained top-floor 2 bedroom, 1 bathroom apartment located in the highly desirable inner-city community of Montgomery. Offering incredible value with two underground parking stalls, this home is perfect for professionals, roommates, or investors seeking a low-maintenance property in a prime location. Situated on the top floor with 9 foot ceilings, this unit enjoys added privacy and an abundance of natural light throughout. The open-concept living and dining area creates a comfortable and functional space for everyday living or entertaining, with a large sliding door that enhances the airy feel of the home. The kitchen is thoughtfully designed with ample cabinetry, plenty of counter space, and modern appliances, making meal prep easy and efficient. The primary bedroom is generously sized with a walk in closet, complete with built in cabinetry, and the second bedroom (windowless) is ideal for a variety of living arrangements including a home office or guest room. The full bathroom is clean and well-appointed, while in-suite laundry adds to the overall convenience of the unit. A RARE highlight is the inclusion of two underground parking stalls—perfect for multi-vehicle households or added rental appeal. The building is well-managed and offers secure access for peace of mind. This building also provides in-floor heat to the units as well as a secure bike storage room. Located just minutes from the Bow River pathways, Market Mall, the University of Calgary, Foothills Hospital, and an easy commute to downtown, Montgomery offers the perfect balance of lifestyle and accessibility. Don't miss this opportunity to own a top-floor unit with exceptional value in one of Calgary's most sought-after communities.