



GRASSROOTS
REALTY GROUP

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215, 1899 45 Street NW
Calgary, Alberta

MLS # A2246789



\$429,900

Division:	Montgomery		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,063 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas, Radiant	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 684
Basement:	-	LLD:	-
Exterior:	Brick, Stucco	Zoning:	MU-2 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: Refrigerator, Dishwasher, Electric stove, Microwave, Washer, Dryer

Welcome to Montgomery, one of Calgary's most vibrant and growing communities, known for its trendy local shops, cozy cafés, 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.