



GRASSROOTS
REALTY GROUP

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1757 45 Street NW
Calgary, Alberta

MLS # A2254826



\$655,000

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,421 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot, Street Lighting, Subdivided, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 280
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Wet Bar		
Inclusions:	None		

Welcome home to this beautifully designed for comfort, style, and everyday functionality. Sunlight streams through the east-facing windows, brightening an open-concept main floor with soaring 9-ft ceilings and durable luxury vinyl plank (LVP) flooring for a modern, low-maintenance finish. Over 1990 sqft of living space offer 4 bedrooms and 3 and half bathrooms. The chef-inspired kitchen features stainless-steel appliances, an expansive quartz island perfect for casual seating or meal prep, and quartz countertops throughout. A thoughtfully integrated built-in dining area creates the perfect spot for family dinners or entertaining. Just off the kitchen, the walk-in pantry and mudroom with extra shelving keep life organized. Upstairs, the spacious primary suite offers a walk-in closet and 4-piece ensuite, while two additional generously sized bedrooms and another full bath provide room for a growing household, home office, or guest space. The fully finished basement adds valuable living area with a wet bar, additional bedroom, and full bathroom—ideal for guests, older children, or movie nights. Outdoors, enjoy a concrete patio for morning coffee or evening barbecues and a backyard shed for extra storage. All of this sits within steps of Montgomery’s amenities—shops, cafés, river pathways, schools, and quick access to major routes.