



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

308, 1899 45 Street NW  
Calgary, Alberta

MLS # A2267499



**\$319,900**

Division:	Montgomery		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	793 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Flat	Condo Fee:	\$ 504
Basement:	None	LLD:	-
Exterior:	Brick, Metal Siding , Stucco, Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings		

Inclusions: None

Located on the third floor, this one bedroom, one bathroom condo delivers a warm, inviting layout in a prime Montgomery location. The interior has been freshly painted and features rich hardwood flooring, nine-foot ceilings, and large windows that bring in plenty of natural light. The renovated kitchen is a highlight, featuring full-height white cabinetry, granite countertops, stainless steel appliances, and generous storage and counterspace. It flows effortlessly into a dining area and a bright living room that opens onto a covered balcony with a BBQ gas line. The spacious bedroom offers a relaxing sanctuary, and the four-piece bathroom includes a convenient tub and shower combination. A full-sized stacked washer and dryer sit conveniently within the unit, along with a separate storage room. In-floor heating adds comfort. A tiled, heated underground parking stall provides secure, year-round convenience, and the building includes a bike storage room. The building is pet friendly, and monthly condo fees cover heat, water and sewer. Montgomery is one of Calgary's most historic and well-connected communities, known for its character, walkability, and access to amenities. This home is steps from local favourites including NOTaBLE, along with a wide selection of shops, services, and the Calgary Farmer's Market West. Outdoor recreation is close at hand with the Bow River pathways, Shouldice Park, Edworthy Park, playgrounds, and the Shouldice Aquatic Centre all minutes away. Families will appreciate the walkability to Terrace Road Elementary School, while commuters benefit from quick access to 16th Avenue, major routes, and public transit. The location is ideal for anyone who values convenience, with Winsport, the Foothills and Alberta Children's Hospitals, the University of Calgary, SAIT, Market Mall, and the University District all

only minutes away. Downtown is a short ten minute drive, making daily travel easy. Whether you're looking for recreation, dining, or services, everything is close by. Take advantage of your opportunity to see this incredible property in person, book your showing today! Be sure to check out the floor plans and 3D tour for a closer look before your visit.