



304, 1899 45 Street NW
Calgary, Alberta

MLS # A2292128



\$399,900

Division:	Montgomery		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,350 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 869
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Smoking Home		

Inclusions: N/A

Absolutely immaculate throughout and offering the largest floorplan in the building with 1,350 sq ft of living space and 2+1 bedrooms, this original-owner condo presents a fantastic opportunity! Exceptional location with quick access to downtown, Foothills Hospital, Alberta Children's Hospital and the University of Calgary, along with the many shops, restaurants, grocery stores, and the VIP movie theatre in University District, not to mention Notable Restaurant right downstairs. Nine-foot ceilings enhance the open-concept layout which features a generous kitchen with stainless appliances & granite counters including a breakfast counter, adjoining dining area, and a bright living room with a feature wall and cozy electric fireplace. There are two spacious bedrooms including a primary with a full ensuite bathroom and walk-in closet, plus a versatile third bedroom/den that works perfectly as a guest room, office, hobby space or additional storage. Additional highlights include a private balcony with room for a barbecue, in-suite laundry and a titled underground parking stall, along with underground visitor parking. Just a short walk to the Bow River pathway system and with quick access to the mountains, this is a truly convenient lifestyle location. Condos of this size and functionality rarely come available, so contact your favorite realtor to schedule your private viewing!