



**GRASSROOTS**  
REALTY GROUP

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

215, 1899 45 Street NW  
Calgary, Alberta

MLS # A2147106



**\$429,900**

<b>Division:</b>	Montgomery		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 684
<b>LLD:</b>	-
<b>Zoning:</b>	MU-2 f3.0h16
<b>Utilities:</b>	-

**Inclusions:** NA

Welcome to your new home in vibrant Montgomery. This RARELY THREE BEDS UNIT spans over 1000 square feet, with fulfilled nature light. Inside, discover a modern stylish kitchen featuring stone countertops, stainless steel appliances, and a convenient pantry. The open-concept floor plan seamlessly connects the dining and living areas, perfect for both entertaining and relaxation. Stacked in-suite laundry adds convenience, eliminating the need for laundromat trips. Living atop a commercial building provides added convenience with Calgary's Notable Restaurant, a medical center, and a veterinary clinic just steps away. Located a short 10-minute drive from downtown YYC, with easy access to Memorial Drive, the Trans Canada Highway, and Shaganappi Trail, commuting is effortless. Call today for your private showing and discover urban living at its best!