

# \$369,000 - 412, 1899 45 Street Nw, Calgary

MLS® #A2238265

**\$369,000**

2 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

**\*\* Open House: July 25th, 4:00â€“6:00 PM \*\***

Welcome to this bright and inviting 2 bedroom, 2 bathroom Top Floor Condo located in the heart of Montgomery. This well-maintained unit offers a beautiful kitchen equipped with stainless steel appliances, granite countertops, and stylish cabinetry. The open concept design creates a natural flow from the kitchen to the dining and living areas, complemented by large windows that bring in an abundance of natural light. Step out onto your private balcony, perfect for enjoying summer barbecues or relaxing in the evening sun. The spacious primary bedroom features its own 4-piece ensuite, providing a private and comfortable retreat. The second bedroom is ideal for guests, a home office, or a roommate, and is conveniently located near the second full bathroom. Additional features include in-suite laundry and Titled Underground Secure Parking. This home is ideally located close to shopping, grocery stores, public transit, scenic pathways, and the Alberta Childrenâ€™s Hospital. An excellent opportunity to own an affordable and stylish condo in one of Calgaryâ€™s most desirable neighborhoods. Schedule your private showing today.

Built in 2010

## Essential Information

MLS® #

A2238265



Price	\$369,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	917
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	412, 1899 45 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4S3

### Amenities

Amenities	Elevator(s), Secured Parking
Parking Spaces	1
Parking	Titled, Underground

### Interior

Interior Features	Granite Counters
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony
Construction	Metal Siding, Wood Frame

### Additional Information

Date Listed	July 13th, 2025
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Days on Market	17
Zoning	MU-2 f3.0h16

## Listing Details

Listing Office	Royal LePage Benchmark
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