

# \$639,999 - 1757 45 Street Nw, Calgary

MLS® #A2254826

**\$639,999**

4 Bedroom, 4.00 Bathroom, 1,421 sqft  
Residential on 0.14 Acres

Montgomery, Calgary, Alberta

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.

Built in 2022



## Essential Information

MLS® #	A2254826
Price	\$639,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,421
Acres	0.14
Year Built	2022
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

## Community Information

Address	1757 45 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 0P2

## Amenities

Amenities	None
Parking Spaces	1
Parking	Single Garage Detached
# of Garages	1

## Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows, Wet Bar
Appliances	Bar Fridge, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Rectangular Lot, Street Lighting, Treed, Subdivided
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	September 5th, 2025
Days on Market	12
Zoning	M-C1

### **Listing Details**

Listing Office	RE/MAX House of Real Estate
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