

# \$312,900 - 211, 1899 45 Street Nw, Calgary

MLS® #A2234418

**\$312,900**

2 Bedroom, 1.00 Bathroom, 828 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

Picture yourself in this incredible condo in the MONTGOMERY PLACE project & know youâ€™ve found your new home! With hardwood floors & high ceilings throughout, this fantastic 2 bedroom home enjoys a smashing open concept design, gorgeous kitchen with granite counters, tiled underground parking for your exclusive use & huge covered balcony for your outdoor pleasure & relaxation. Drenched in warm natural light, youâ€™ll love the free-flowing floorplan of this amazing home, with its spacious living room with a wall-of-windows & sliding doors to the balcony, great-sized dining room & sleek kitchen with rich cabinetry & granite counters, black subway tile backsplash & Whirlpool stainless steel appliances. Both bedrooms are a terrific size & have excellent closet space. Between the bedrooms is the full bathroom with granite counters & tile floors. Insuite laundry with space-saving stacking Whirlpool washer & dryer. Pet-friendly building & monthly condo fees include heat & water-sewer. In the heart of the historic community of Montgomery, MONTGOMERY PLACE is situated in this prime location within walking distance to schools & parks, with Shouldice Park, the Bow River & Edworthy Park only minutes from your doorstep. Trendy & popular hotspots are all nearby - including Notable Restaurant just downstairs, vet & medical clinics are steps away, across the street from Pharmasave & quick easy access to local shopping & services, Market Mall &



hospitals (Foothills, Alberta Children's, Arthur B Child Centre), University of Calgary & all major routes (Memorial Drive, Shaganappi Trail, TransCanada Highway, etc) to take you anywhere you want to go!

Built in 2010

### Essential Information

MLS® #	A2234418
Price	\$312,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	828
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	211, 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	Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, High Ceilings, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Garburator, Microwave Hood Fan,

	Refrigerator, Washer, Window Coverings
Heating	In Floor
Cooling	None
# of Stories	4
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Back Lane, Low Maintenance Landscape, Rectangular Lot
Roof	Membrane
Construction	Brick, Metal Siding, Stucco, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 30th, 2025
Days on Market	19
Zoning	MU-2 f3.0h16

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.