

# \$429,900 - 215, 1899 45 Street Nw, Calgary

MLS® #A2228141

**\$429,900**

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

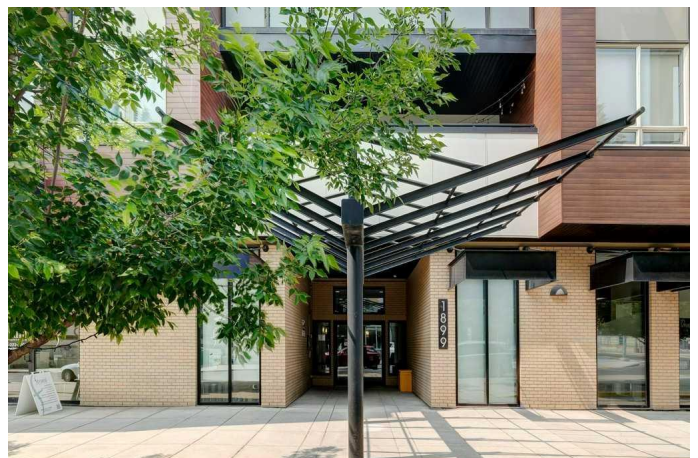
Welcome to Montgomery, one of Calgary's most vibrant and growing communities, known for its trendy local shops, cozy cafés, scenic walking paths, and quick access to downtown.

This rare 2-bedroom plus a den unit in Montgomery Place offers an open-concept layout with hardwood floors, a spacious kitchen featuring stainless steel appliances, granite countertops, and a convenient breakfast bar. The kitchen flows into a bright dining and living area, leading to a massive private balcony—perfect for relaxing or entertaining. The primary bedroom includes a walk-through closet and 4-piece ensuite, while an additional bedroom, a den, a full main bath, and in-suite laundry provide both comfort and functionality. This unit also comes with a titled underground parking stall for added security and convenience. Steps from schools, parks, transit, and everything Montgomery has to offer—this is unbeatable value in a fantastic location.

Built in 2010

## Essential Information

MLS® #	A2228141
Price	\$429,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,063



Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	215, 1899 45 Street Nw
Subdivision	Montgomery
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3B 4S3

### **Amenities**

Amenities	Elevator(s), Other, Secured Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground

### **Interior**

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	In Floor, Natural Gas, Radiant
Cooling	Central Air
# of Stories	4

### **Exterior**

Exterior Features	Other
Roof	Flat
Construction	Brick, Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	50
Zoning	MU-2 f3.0h16

**Listing Details**

Listing Office                      Greater Property Group

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