

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

MLS® #A2246789

**\$429,900**

2 Bedroom, 2.00 Bathroom, 1,063 sqft

Residential on 0.00 Acres

Montgomery, Calgary, Alberta

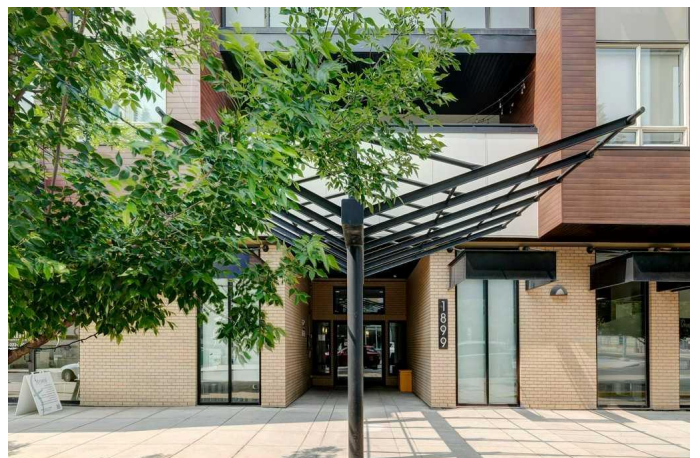
Welcome to Montgomery, one of Calgary's most vibrant and growing communities, known for its trendy local shops, cozy cafés, scenic walking paths, and quick access to downtown.

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® #         | A2246789  |
| 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    | August 12th, 2025 |
| Days on Market | 89                |
| Zoning         | MU-2 f3.0h16      |

**Listing Details**

Listing Office                      RE/MAX Complete Realty

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