

**211, 1899 45 Street NW
Calgary, Alberta****MLS # A2234418****\$312,900**

Division:	Montgomery		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	828 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	Back Lane, Low Maintenance Landscape, Rectangular Lot		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Membrane	Condo Fee:	\$ 527
Basement:	None	LLD:	-
Exterior:	Brick, Metal Siding , Stucco, Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

Picture yourself in this incredible condo in the MONTGOMERY PLACE project & know you'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, titled underground parking for your exclusive use & huge covered balcony for your outdoor pleasure & relaxation. Drenched in warm natural light, you'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 Centre), University of Calgary & all major routes (Memorial Drive, Shaganappi Trail, TransCanada Highway, etc) to take you anywhere you want to go!