



207, 1899 45 Street NW
Calgary, Alberta

MLS # A2313561



\$350,000

Division:	Montgomery		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	1,350 sq.ft.	Age:	2010 (16 yrs old)
Beds:	3	Baths:	2
Garage:	Heated Garage, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 865
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Metal Siding , Stucco, Wood Frame	Zoning:	MU-2 f3.0h16
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained condo which offers an exceptional combination of space, style, and location. Featuring one of the largest floorplans in the building with 3 bedrooms and 2 full bathrooms, this unit is highlighted by rich hardwood floors, granite countertops, stainless steel appliances, and an open-concept design perfect for both everyday living and entertaining. The spacious functional u-shaped kitchen flows seamlessly into the dining and living areas, while oversized windows fill the home with natural light. Step outside to enjoy the massive 450 sq ft private patio, measuring a truly impressive 14.5 feet x 31 ft - an ideal extension of your living space with plenty of room for relaxing, dining, and summer entertaining. Perfectly situated with quick access to downtown, Foothills Medical Centre, Alberta Children's Hospital, and University of Calgary, this unbeatable location also places you steps from various shops, restaurants, grocery stores, and VIP movie theatre in the thriving new community of the University District - with local favourite restaurant, Notable conveniently located right downstairs. Just a short walk to the Bow River pathway system and with quick access to the mountains, this property offers the perfect blend of urban convenience and outdoor lifestyle.