403 1899 45 Street NW

Calgary | Active | MLS® A2355501

$339,900









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2010**	**1,013.91 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

Welcome to this gorgeous top-floor unit in the heart of the vibrant community of Montgomery! Offering 1021.94 sq.ft. of thoughtfully designed living space, this beautifully maintained 2-bedroom, 2-bathroom condo combines comfort, privacy and an abundance of natural light. With no neighbours above and windows facing East, West and North, enjoy a bright airy atmosphere along with beautiful views throughout the day. The spacious layout features a stunning kitchen with granite countertops, complimented by elegant hardwood and laminate flooring. A titled underground parking spot adds to the appeal. Ideally located just 10 minutes from downtown Calgary, with convenient access to the University District, Canada Olympic Park, the children's hospital and an abundance of shopping areas, scenic walking and biking pathways along the Bow River. Commuting is a breeze with easy access to Memorial Drive and the Trans-Canada Highway. Whether you're a first-time buyer, professional or looking to downsize, this inviting home o?ers an exceptional combination of location, space and lifestyle. Don't miss this opportunity-book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355501
Bedrooms	2
Bathrooms	2
Year Built	2010
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	1,013.91 sq. ft.
Condo Fee:	$656.65

Condo Fee Includes:	Amenities of HOA/Condo, Heat, Insurance, Maintenance Grounds, Parking, Professional Management, Reserve Fund Contributions, Trash, Water
Front Exposure:	South
Unit Exposure:	Northeast
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls, End Unit
Total Rooms Above Grade:	4
Year built:	2010 (Age: 16)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	1012250;46
Heating:	In Floor, Radiant
New Constr.:	No
Construction Material:	Brick, Concrete, Metal Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Hardwood, Laminate, Tile
Cooling:	None
Fireplaces:	0

Garage:	No
Garage Spaces:	1
Parking:	Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Montgomery Place
Community:	Montgomery
Amenities:	Elevator(s)
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 21'2" × 17'11" ·
Main Floor	Kitchen · 13'10" × 9'3" ·
Main Floor	Bedroom - Primary · 11'4" × 9'11" ·
Main Floor	Bedroom · 14'4" × 9'5" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry
Exterior Features:	Balcony, BBQ gas line
Patio And Porch Features:	Balcony(s)

Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	MU-2
Listed Date:	Nov 05, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/403-1899-45-street-nw-calgary-a2355501/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

Data was last updated November 23, 2026 at 02:05 PM (UTC)

powered by myRealPage.com

Data is supplied by Pillar 9™ MLS® System. Pillar 9™ is the owner of the copyright in its MLS®System. Data is deemed reliable but is not guaranteed accurate by Pillar 9™.

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.

Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.