407 1899 45 Street NW

Calgary | Active | MLS® A2336025

$424,900









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**2010**	**1,359.29 sq. ft.**

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Listed by Bow Realty

A closer look

Welcome to this beautifully renovated 3-bedroom, 1,359 sq. ft. apartment in the highly sought-after community of Montgomery. Offering a truly move-in-ready experience, this home has been thoughtfully updated throughout with quality finishes, modern style, and an abundance of functional living space. There is nothing left to do but move in and enjoy! As you enter, you'll immediately appreciate the attention to detail. To the right is a convenient in-suite laundry room, while to the left is the stunning renovated kitchen featuring sleek black granite countertops, full-height cabinetry, and a stylish black backsplash. The kitchen offers plenty of counter space for meal preparation and everyday appliances, along with updated LG appliances including an electric range, microwave, and refrigerator. A bonus bar fridge adds even more convenience and storage. The kitchen flows seamlessly into the dining and living areas, creating a spacious open-concept layout that is perfect for both everyday living and entertaining. The living room features a tasteful grey brick feature wall, adding warmth and contemporary character to the space. Step outside onto the large, wide balcony and take in beautiful views toward the Calgary foothills. Whether you're enjoying your morning coffee or relaxing with a glass of wine in the evening, this is a wonderful outdoor extension of your living space. The two generously sized secondary bedrooms are located on one side of the home, with a beautifully updated 4-piece bathroom conveniently positioned between them. The spacious primary bedroom is privately situated on the opposite side and features its own updated 3-piece ensuite and his-and-her closets, providing excellent storage and functionality. The renovations continue throughout the entire apartment, including luxury vinyl plank flooring, updated closet and bedroom doors, renovated bathrooms, modern lighting fixtures, and numerous additional improvements. Every detail has been thoughtfully considered, giving this home a cohesive, contemporary feel without the need for further renovations. The property also includes two titled parking stalls in a heated underground garage, a highly desirable feature in Calgary living. Located in the vibrant community of Montgomery, this home offers an exceptional combination of convenience, recreation, and accessibility. Enjoy quick access to the Bow River pathways, downtown Calgary, and major routes leading west toward the mountains. Shopping and amenities are close by, including Market Mall and University District. Outdoor enthusiasts will love nearby Shouldice Park, a 28-hectare recreation destination featuring picnic areas, soccer and football fields, tennis courts, batting cages, artificial turf athletic fields, and direct access to the Bow River. The Shouldice Aquatic Centre and Shouldice Arena are also nearby, providing even more opportunities for recreation and family fun. There two titled parking underground parking stalls. Book your showing now!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2336025
Bedrooms	3
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:	1,359.29 sq. ft.
Condo Fee:	$864.74
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Trash, Water
Front Exposure:	Southeast
Unit Exposure:	Northeast
Floor Location:	Top
Entry Level:	4
Stories Total:	4
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	7
Year built:	2010 (Age: 16)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1

Plan:	1012250
Heating:	In Floor
New Constr.:	No
Construction Material:	Brick, Concrete, Metal Siding, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Tile, Vinyl Plank
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Parking:	Heated Garage, Parkade, Titled, Underground
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Unit, Laundry Room
Condo Fee Frequency:	Monthly
City Quadrant:	Northwest
Condo Name:	Montgomery Place
Community:	Montgomery
Amenities:	None
Appliances:	Bar Fridge, Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer Stacked, Window Coverings
Inclusions:	none
Restrictions:	Pet Restrictions or Board approval Required, Pets Allowed
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Balcony · 21'10" × 12'10" ·
Main Floor	Bedroom · 12'10" × 12'7" ·

Main Floor	Bedroom · 20'4" × 9'7" ·
Main Floor	Dining Room · 12'7" × 11'6" ·
Main Floor	Foyer · 6'1" × 4'2" ·
Main Floor	Kitchen · 21'2" × 10'1" ·
Main Floor	Living Room · 16'7" × 11'6" ·
Main Floor	Laundry · 4'6" × 4' ·
Main Floor	Bedroom - Primary · 17'5" × 9'3" ·
Title to Land:	Fee Simple
Community Features:	Playground, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home
Exterior Features:	Balcony
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone NW
Zoning:	MU-2 f3.0h16
Listed Date:	Aug 09, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/407-1899-45-street-nw-calgary-a2336025/

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