



THE
A-TEAM

**RE/MAX
FIRST**

1899 45 Street #410, Calgary T3B 4S3

MLS®#: **A2142117**

Area: **Montgomery**

Listing Date: **07/03/24**

List Price: **\$399,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2010**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat: **Parkade**

Finished Floor Area

Abv Sqft: **963**
Low Sqft:
Ttl Sqft: **963**

DOM

75
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
Garage Sz: **2**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,Barbecue**

Construction: **Other**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	4' 11" x 8' 6"
4pc Ensuite bath	Main	7' 9" x 7' 4"
Bedroom	Main	10' 0" x 12' 3"

Room	Level	Dimensions
Bedroom - Primary	Main	15' 6" x 15' 11"
Kitchen	Main	9' 8" x 8' 8"
Dining Room	Main	9' 9" x 11' 11"

Legal/Tax/Financial

Condo Fee:
\$634

Title: **Fee Simple**
Fee Freq:

Zoning: **MU-2**

Monthly

Legal Desc: **1012250**

Remarks

Pub Rmks: **Welcome to your new home in the vibrant Montgomery community, perched on the top floor with stunning mountain views! This corner home is almost 1000 square feet, offering unparalleled privacy without neighbors above. Natural light floods through two walls of windows, showcasing breathtaking North and West exposures. Step onto your North-facing balcony to soak in the scenery. Inside, discover a modern U-shaped kitchen featuring stone countertops, stainless steel appliances, and a convenient pantry. The open-concept floor plan seamlessly connects the dining and living areas, perfect for entertaining or unwinding. Enjoy the convenience of stacked in-suite laundry, eliminating the need for laundromat trips. This unit boasts two generously sized bedrooms on opposite ends, ideal for privacy or accommodating guests. Each bedroom is complemented by a full 4-piece bath. Included is two titled underground parking stall, ensuring parking is always convenient. Living atop a commercial building offers added convenience with Calgary's Notable Restaurant, a medical center, and a veterinary clinic just steps away. Located a short 10-minute drive from downtown YYC, and with easy access to Memorial Drive, the Trans Canada Highway, and Shaganappi Trail, commuting is effortless. This home is currently tenant occupied and would like to stay. Call today for your private showing and experience urban living at its best!**

Inclusions: **N/A**
Property Listed By: **Royal LePage Benchmark**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123