

\$624,999 - 1757 45 Street Nw, Calgary

MLS® #A2254826

\$624,999

4 Bedroom, 4.00 Bathroom, 1,421 sqft

Single Family on 0.14 Acres

Montgomery, Calgary, Alberta

Welcome home to this beautifully designed for comfort, style, and everyday functionality. Sunlight streams through the east-facing windows, brightening an open-concept main floor with soaring 9-ft ceilings and durable luxury vinyl plank (LVP) flooring for a modern, low-maintenance finish. Over 1990 sqft of living space offer 4 bedrooms and 3 and half bathrooms. The chef-inspired kitchen features stainless-steel appliances, an expansive quartz island perfect for casual seating or meal prep, and quartz countertops throughout. A thoughtfully integrated built-in dining area creates the perfect spot for family dinners or entertaining. Just off the kitchen, the walk-in pantry and mudroom with extra shelving keep life organized. Upstairs, the spacious primary suite offers a walk-in closet and 4-piece ensuite, while two additional generously sized bedrooms and another full bath provide room for a growing household, home office, or guest space. The fully finished basement adds valuable living area with a wet bar, additional bedroom, and full bathroom—ideal for guests, older children, or movie nights. Outdoors, enjoy a concrete patio for morning coffee or evening barbecues and a backyard shed for extra storage. All of this sits within steps of Montgomery's amenities—shops, caf  s, river pathways, schools, and quick access to major routes. (id:6289)

Built in 2022



Essential Information

Listing #	A2254826
Price	\$624,999
Bedrooms	4
Bathrooms	4.00
Half Baths	1
Square Footage	1,421
Acres	0.14
Year Built	2022
Type	Single Family
Sub-Type	Condominium/Strata

Community Information

Address	1757 45 Street Nw
Subdivision	Montgomery
City	Calgary
Province	Alberta
Postal Code	T3B0P2

Amenities

Amenities	Park, Playground, Schools, Shopping
Features	Treed, Wet bar, PVC window, No Animal Home, No Smoking Home
Parking Spaces	1
Parking	Detached Garage
# of Garages	1

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	Central air conditioning
# of Stories	2
Has Basement	Yes

Exterior

Exterior	Stucco
Foundation	Poured Concrete

Listing Details

Listing Office	RE/MAX House of Real Estate
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