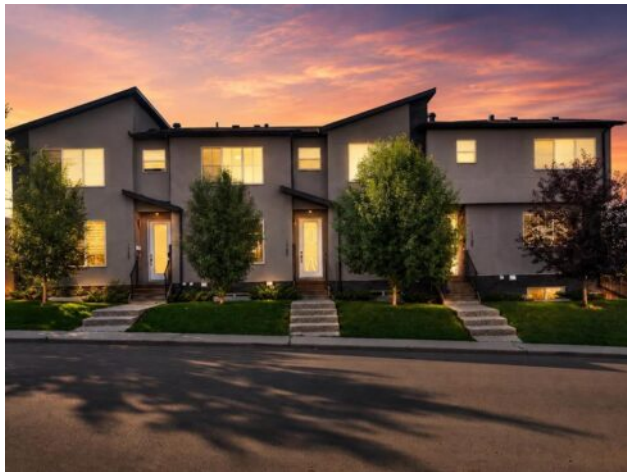


1757 45 Street NW
Calgary, Alberta

MLS # A2328726



\$619,900

Division:	Montgomery		
Type:	Residential/Four Plex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,445 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Detached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Rectangular Lot, Street Lighting, Subdivided,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	Window blinds		

Modern, Stylish, and Waiting for Its New Owner! Welcome to this beautifully upgraded townhome in the highly desirable community of Montgomery, offering 1,990 sq. ft. of developed living space, 4 bedrooms, and 3.5 bathrooms. The bright and inviting main floor features 9-foot ceilings, luxury vinyl plank flooring, and large east-facing windows that flood the home with natural light. The chef-inspired kitchen is thoughtfully designed with upgraded quartz countertops, stainless steel appliances, a spacious island, abundant cabinetry, and a built-in dining area enhanced with custom storage cabinets. A functional mudroom adds everyday convenience and organization. Upstairs, you'll find a spacious primary retreat complete with a walk-in closet and private 3-piece ensuite. An additional two generously sized bedrooms and a full bathroom complete the upper level, offering comfortable space for family living. The fully finished basement adds exceptional versatility, featuring a large recreation room with a wet bar, a fourth bedroom, and a full bathroom. Whether you need additional living space for guests, a home office, a gym, or family movie nights, this level offers endless possibilities. Step outside to enjoy the private concrete patio, ideal for relaxing or entertaining, along with the added benefit of a backyard storage shed. Ideally located just a one-minute walk to public transit and only minutes from the University of Calgary, Foothills Medical Centre, Alberta Children's Hospital, Market Mall, Bow River pathways, Shouldice Park, schools, cafés, restaurants, and major shopping amenities. Commuting is effortless with quick access to 16 Avenue NW, Crowchild Trail, Stoney Trail, and downtown Calgary. Tenant pays \$2,650/month, which is below the current market rent for the neighborhood, offering excellent future rental upside. Perfect for families, professionals, or

investors, home presents an outstanding opportunity to own in one of Calgary’s most sought-after inner-city communities. Don't miss your chance to call this exceptional property home!