



GRASSROOTS
REALTY GROUP

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701, 817 15 Avenue SW
Calgary, Alberta

MLS # A2220691



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Heated Garage, Off Street, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Carpet, Cork, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to the Montana - This beautiful 1 bed, 1 bath unit offers exceptional inner city living. Conveniently located in the heart of the Beltline. Walking distance to 17th ave, along with several other shops, restaurants & pubs just steps from the lobby entrance. This East facing unit offers stunning views of Calgary's beautiful skyline. The quadruple pain windows and patio door create a very quiet atmosphere within the residence. As you enter the unit you are welcomed by 9' ceilings, a large entry way, stacked laundry closet and generous sized living room filled with natural sunlight. The kitchen features beautiful cork floors, stainless steal appliances, granite counter tops, and wood cabinetry - including a large pantry. The bedroom is spacious and located right next to the functional 4 piece bathroom. This unit is a must see. The Montana Building has a great reputation for being well managed and sought after for its location and classy design.