



GRASSROOTS
REALTY GROUP

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903, 817 15 Avenue SW
Calgary, Alberta

MLS # A2221987



\$350,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	660 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Elevator		

Inclusions: NA

Located in the prestigious Montana, this 28-storey high-rise has low condo fees and was built in 2009. Includes Central A/C, heated tiled Underground secure parking and storage, South facing views of the Calgary skyline, dark hardwood, granite countertops, in-suite laundry and 9' ceilings. Residents enjoy full-time concierge, a newly renovated gym with cardio and universal machines, three high-speed elevators, and a garbage chute on every floor. Just steps from Uptown 17th Ave & Mount Royal Village, brimming with restaurants, cafés, nightlife, boutiques, and services. Walk score: 100/100, Transit: 77, Bike: 96—ideal for downtown living Parks & trails nearby, with quick access to the Bow & Elbow Rivers and Repsol Centre just a short stroll away.