



GRASSROOTS
REALTY GROUP

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500, 817 15 Avenue SW
Calgary, Alberta

MLS # A2229166



\$498,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: N/A

The MONTANA is a Classical Style Condominium Building that Offers an Elegance, Charm, and Sophistication that is Unique in Calgary ... The MONTANA is in the Best Beltline Location Just Around the Corner from the Heart of the "Uptown" 17th Avenue Shopping and Entertainment District ... City Skyline Views from the North East Corner Day and Night .. Wake Up to the Sunshine and Enjoy the City Skyline in the Evening ... ENGINEERED HARDWOOD FLOORS THROUGHOUT ... Perfectly Proportioned Two Bedroom Two Bathroom Suite ... Separate Living and Dining Areas ... Rich Espresso Wood Kitchen Cabinets with Breakfast Bar, Pantry, Stainless Steel GE Appliances, and Granite Counters ... Three Large Closets ... The MONTANA Features Beautiful High Quality Windows with 4 Panes of Glass which Ensures Sound Privacy ... Wrap Around Balcony with Gas BBQ Outlet ... Trash Chute Located on Every Floor ... 3 High Speed Elevators ... Quaint Traditional Panelled Lobby with Concierge Service 8 AM to 8 PM Weekdays And 9 AM to 5 PM Weekends ... Gym Located on the Main Floor ... 20 Guest Parking Stalls for Your Guests ... 2 Secure Bicycle Storage Rooms On P1 ... The MONTANA is Located on a Quiet Tree Lined Boulevard with Bicycle Lane ... Just Around the Corner from Mount Royal Village, Good Life Fitness, Save On Foods, Canadian Tire, Best Buy, and Shoppers Drug Mart ... Enjoy A FASHIONABLE INNER CITY LIFESTYLE In The MONTANA