



GRASSROOTS
REALTY GROUP

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207, 817 15 Avenue SW
Calgary, Alberta

MLS # A2256795



\$484,900

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	968 sq.ft.	Age:	2009 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Welcome to the Bristol floorplan in The Montana, Calgary's premier luxury condominium. This remarkable 2-bedroom, 2-bathroom corner suite boasts 968 SF of upgraded living space. Floor-to-ceiling windows provide magnificent views of the downtown skyline, Recent updated include new luxury vinyl plank flooring, under-cabinet lighting, granite countertops, updated stainless steel appliances and modern light fixtures, The master ensuite showcases a 4-piece bathroom, custom built-in closet organizers. Large 2nd bedroom with an adjacent 3 piece bath. The full length balcony, equipped with a gas line for a BBQ or patio heater, extends your living space, central A/C, triple-paned windows ensure year-round comfort and tranquility. Residents enjoy premium amenities, including a 24/7 fitness facility (currently undergoing renovations), secure bike storage, a business boardroom, 20 stall visitor parking, full-time concierge welcomes you and your guests in the grand foyer, overseeing operations, security, and maintenance to provide a 5-star hotel-inspired living experience. and three high-speed elevators. Perfectly situated adjacent to Mount Royal Village Mall and just steps from the vibrant shops, cafés, grocery stores, restaurants, and the nightlife of 17th Avenue. Titled underground parking stall. Quick possession available. Click on the 3D virtual tour