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## 1700, 817 15 Avenue SW Calgary, Alberta

MLS # A2272733



\$489,900

Beltline

Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 900 sq.ft. Age: 2009 (16 yrs old) **Beds:** Baths: Garage: Guest, Heated Garage, Owned, Parkade, Private Electric Vehicle Charging S

Lot Size:

Lot Feat:

Division:

**Heating:** Water: Fan Coil, Natural Gas Floors: Sewer: Ceramic Tile, Vinyl Plank Roof: Condo Fee: \$ 657 **Basement:** LLD: Exterior: Zoning: Brick, Concrete DC Foundation: **Utilities:** 

Features: Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home,

Open Floorplan, Pantry

Inclusions: N/A

OPEN HOUSE Saturday, November 29 & Sunday, November 30 from 2:00 to 5:00 PM Spectacular City Skyline Views in the North East Corner Day and Night ... The MONTANA is a Classical Style Condominium Building that Offers a Sophistication, Charm and Elegance that is Unique in Calgary ... Located in the Best Location in the Beltline Just Around the Corner from the Heart 0f the "Uptown" 17th Avenue Shopping and Entertainment District ... Perfectly Proportioned 2 Bedroom 2 Bathroom Suite ... Incredible Wall to Wall and Floor to Ceiling Windows with 4 Panes of Glass Provide Sound Privacy - Wake Up to the Sunshine in the Northeast Corner and Enjoy the City Skyline in the Evening ... Just Painted with New Luxury Vinyl Plank Flooring Throughout ... Kitchen with Breakfast Bar, Pantry, Stainless Steel GE Appliances, and Granite Counters ... Three Large Closets with Custom Organizers ... Large Second Bedroom with Plenty of Room for a Desk ... Roller Blinds Throughout with Blackout Bedroom Blinds ... Balcony with Gas BBQ Outlet ... Trash Chute Located on Every Floor ... 3 High Speed Elevators ... Quaint Traditional Lobby with Concierge Service 8 AM to 8 PM Weekdays and 9 AM to 5 PM Weekends ... Premium Parking Stall Located on P1 Complete with EV CHARGER ... 20 Guest Parking Stalls for Your Guests ... 2 Secure Bicycle Storage Rooms on P1 ... Quiet Tree Lined Boulevard with Bicycle Lane ... Just Around the Corner from Mount Royal Village, Good Life Fitness, The New Save On Foods, Canadian Tire, Best Buy, and Shoppers Drug Mart ... Enjoy A FASHIONABLE INNER CITY LIFESTYLE In The MONTANA