



409, 817 15 Avenue SW
Calgary, Alberta

MLS # A2302032



\$315,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	662 sq.ft.	Age:	2009 (17 yrs old)
Beds:	1	Baths:	1
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Electric	Water:	-
Floors:	Carpet, Ceramic Tile, Cork	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

Welcome to the Montana, where luxury meets the vibrant pulse of the city! This 662 sqft move-in ready, one-bedroom plus den Condo offers a sophisticated urban sanctuary just steps from the trendy shops of Uptown 17th Avenue and blocks from the Downtown Core. Boasting a superb floor plan and highly efficient use of space, this unit has been well maintained and features a gourmet kitchen designed for the culinary enthusiast, granite countertops, a tiled backsplash, and stainless steel appliances. The open-concept kitchen and living areas are open and functional. Triple-pane energy-efficient windows frame a nice view of the downtown skyline. Step outside onto your large private balcony, complete with a gas BBQ hook-up, to enjoy the city lights in style. The primary bedroom is a bright and spacious retreat, complemented by a main bathroom finished with a deep soaker tub, granite counters, and tile floors. For added convenience, the suite includes a dedicated den, perfect for a home office, library or gym, and a laundry area w stacked washer and dryer. Living at the Montana means enjoying a premier lifestyle with access to a full-time concierge (8am-8pm Monday-Friday, & 9am-5pm Saturday & Sunday), a fully equipped exercise room, and a well-managed community. This exceptional unit also includes titled, underground heated parking stall and a rare, private storage room rather than a standard cage. Positioned seconds from the action of 17th Ave but tucked away just enough, this home offers the pinnacle of Calgary's urban lifestyle, Book your Showing today!