



**1107, 817 15 Avenue SW  
Calgary, Alberta**

**MLS # A2305086**



**\$698,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	915 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 671
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone, Stucco	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings		

**Inclusions:** Furniture.

Must see! Beautiful, complete, and high end renovation throughout. The Montana is one of Calgary's very best condominium communities. A finely built and tested building ideally located behind Mt Royal Village, its many amenities and great restaurants. A great floor plan, preferred building location, and STUNNING RENOVATIONS combine to make this a simply Beautiful home. This 2 bedroom and 2 bathroom home features a NW corner location that provides great natural light and distant city views. And, just move-in as all quality furniture is included. In addition, this unit has 2 sxs and titled parking stalls. The Montana has high end common area finishings, full time concierge service, and an excellent gym. Many possibilities. Exceptional living!