



GRASSROOTS
REALTY GROUP

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408, 817 15 Avenue SW
Calgary, Alberta

MLS # A2211575



\$349,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	645 sq.ft.	Age:	2010 (15 yrs old)
Beds:	1	Baths:	1
Garage:	Garage Door Opener, Guest, Heated Garage, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Membrane, Metal	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Concrete	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Track Lighting		

Inclusions: storage unit

Welcome to the Montana, an iconic landmark that has established itself as one of the most prestigious buildings in Calgary's beltline district. Conveniently located just steps away from restaurants, shops, and the vibrant atmosphere of 17th Avenue, this spacious one-bedroom, one-bathroom home boasts nine-foot ceilings, in-suite laundry, beautiful California Closet organizers, quadruple-paned windows, quiet concrete floors, and a wall-to-wall storage unit in the Den. The kitchen is equipped with granite counters, a breakfast bar, maple cabinetry, a tiled backsplash with under-counter lighting, modern vinyl plank flooring, four upgraded stainless steel appliances, and a garbage disposal. For your convenience, waste chutes are conveniently located on every floor. Additional amenities include an exercise room with a universal gym and cardio machines, 20 guest parking stalls, and concierge service available from 8:00 AM to 8:00 PM weekdays and 9:00 AM to 5:00 PM on weekends. The home also includes a titled underground parking stall and a rare, adjacent, private storage room. The Montana offers an unparalleled lifestyle of convenience.