

**803, 817 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2278474**



**\$345,000**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	657 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Guest, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Elevator, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** N/A

The MONTANA is a Classical Style Building Just Around the Corner from Mount Royal Village and Tompkins Park in the Heart of the "Uptown 17th Avenue" Shopping and Entertainment District - The MONTANA Offers a Sophistication, Charm, and Elegance that is Unique in Calgary - Large One Bedroom with a Separate 9' x 5' Den for Your Home Office - Newly Painted Throughout - Sunny and Spacious 20' x 10' Living/Dining Room with Engineered Hardwood Floors Facing South Overlooking the Ambiance of 17th Avenue and the Trees of Mount Royal - (South Facing One Bedroom and Den Suites only go as High as the 9th Floor) - Rich Espresso Cabinets with Stainless Steel Appliances & Granite Counters with Breakfast Bar - High Quality Windows with 4 Pane Glass Ensures Quiet Comfort - Private Balcony with Gas BBQ Outlet - Trash Shute on Every Floor - 3 High Speed Elevators - Quaint Panelled Lobby with Daily Concierge Service - Soon to be Renovated Gym - Secure Bicycle Room - 22 Guest Parking Stalls - Just Around the Corner From Save-On Foods, Canadian Tire, Best Buy, and Shoppers Drug Mart - ENJOY A FASHIONABLE INNER CITY LIFESTYLE AT THE MONTANA