



GRASSROOTS

REALTY GROUP

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101, 817 15 Avenue SW
Calgary, Alberta

MLS # A2305510



\$725,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,121 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Private Electric Vehicle Charging Station(s), Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 805
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Recreation Facilities, Walk-In Closet(s), Wet Bar		

Inclusions: Queen Murphy bed

Welcome to The Montana, one of Calgary's most sought-after addresses in the heart of the vibrant Beltline. This elegant building is renowned for its timeless appeal and prime inner-city location, just steps away from 17th Ave, grocery, cafe's, restaurants and shopping. Step into this rare main floor corner unit with soaring extra-high ceilings and floor to ceiling windows that fill the living space with natural light. The layout features 2 bedrooms, 2 bathrooms, and a den, offering the a flex space for a home office. Custom California closets in both bedroom closets as well as entryway closet and pantry add attractive functional storage. The undeniable showstopper is the massive private patio with coveted south and west exposure and bbq gas line. Whether you're hosting summer gatherings, soaking up the afternoon sun, or unwinding as the city glows at dusk, this outdoor space is simply unmatched in scale and setting for inner-city living. A portion of the patio is governed by an exclusive use agreement which would be transferred to the buyer. Residents also enjoy access to a recently renovated gym, concierge service, and a titled parking stall on P1 complete with a private EV charger.