



GRASSROOTS

REALTY GROUP

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**1103, 817 15 Avenue SW
Calgary, Alberta**

MLS # A2321679



\$725,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,273 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 925
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions: N/A

Welcome to luxury living in the heart of Calgary at The Montana. This impressive 11th floor residence offers nearly 1,300 sq. ft. of thoughtfully designed living space with breathtaking, unobstructed south facing views that fill the home with natural sunlight throughout the day. This unique property boasts 2 titled parking stalls and 2 spacious assigned storage units! Featuring 2 bedrooms and 2 full bathrooms, the open concept layout is ideal for both everyday living and entertaining. The spacious primary suite is thoughtfully separated from the second bedroom, providing enhanced privacy for homeowners and guests alike. Expansive windows showcase the stunning cityscape while the well appointed kitchen flows seamlessly into the dining and living areas. Located just steps from Calgary's vibrant 17th Avenue district, you'll enjoy some of the city's finest restaurants, cafes, shopping, and nightlife right outside your door. The Montana is renowned for its exceptional full concierge service and upscale amenities, offering a truly elevated urban lifestyle. A rare offering, this unit includes two titled underground parking stalls and two assigned storage units an extraordinary combination seldom found in downtown condominiums. Experience luxury, convenience, and spectacular views in one of Calgary's most sought after addresses.