



GRASSROOTS
REALTY GROUP

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302, 817 15 Avenue SW
Calgary, Alberta

MLS # A2333087



\$415,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	956 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 697
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, No Animal Home, No Smoking Home		

Inclusions: Two Shelving units in Dining room are included. Some Furniture is negotiable

Welcome to the prestigious "Montana", a premier luxury building in the Beltline, a vibrant district valued for its high walkability, proximity to 17th Avenue nightlife, and central location. This beautifully appointed 2 bedroom, 2 bathroom Corner Unit boasts 956 SqFt of bright & spacious living space with floor to ceiling windows and an open concept layout. The kitchen has stainless steel appliances, ample cabinetry, granite counter-tops, and a Breakfast Bar for casual meals. Adjacent to the inviting Living Room, the Dining area is perfect for more formal dining, and the balcony with a Gas Line is perfect for BBQs or a morning coffee. The roomy Foyer has a large closet, enclosed in-suite laundry and built-in desk. The Primary Bedroom includes a 4-piece ensuite bathroom and generous closets with built-in California Closets system. The Second Bedroom has room for a desk, & also has California closet system. Residents enjoy luxurious comforts & premium amenities, including 3 high speed elevators, a private fitness facility, heated/secure Titled underground parking, 20 visitor parking stalls, bike storage room, central air conditioning, 9' ceilings, Stainless Steel appliances & in-suite laundry. A full-time concierge welcomes you and your guests in the elegant foyer, overseeing operations, security, and maintenance to provide a 5-star hotel-inspired living experience. Concrete floors and high performance 'Visionwall' exterior glass offers exceptional sound abatement. Perfectly situated in the best location in the Beltline, just around the corner from the Heart of the "Uptown" 17th Avenue Shopping and Entertainment District. The Beltline in Calgary is consistently ranked as the city's most walkable neighborhood, boasting a top-tier Walk Score. It is a bustling community, featuring historic charm, bold murals and exceptionally close access to

countless restaurants, cafes, pubs, boutiques & shops along 17th Avenue. On a summer weekend night in the Beltline, there's a palpable buzz as Calgarians pop in and out of local bars, head to reservations at one of the 100-plus restaurants, lounges and cafes on the bustling 17th Ave strip, or simply explore the area with an ice cream cone in hand. Just a short walk to the Bow & Elbow River pathway systems, MNP Fitness Centre, The Saddledome, Stampede Grounds and the Downtown Core. Walkability Score: 91-98 (Walker's Paradise) Bike Score: 90 (Extremely bikeable) Transit Score: 80 (excellent Transit). Condo fees cover caretaker, common area maintenance, heat, insurance, parking, amenities, professional management, reserve fund contributions, security personnel, sewer, snow removal, and water. Pets allowed with board approval, no short term rentals. Be sure to view the virtual tour.