



GRASSROOTS
REALTY GROUP

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500, 817 15 Avenue SW
Calgary, Alberta

MLS # A2347126



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	894 sq.ft.	Age:	2009 (17 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	Chandelier, Granite Counters, Open Floorplan, Soaking Tub, Track Lighting		

Inclusions: N/A

This thoughtfully designed two bedroom, two bath corner residence in the distinguished Montana building offers an elevated urban living experience in the heart of Calgary's vibrant Beltline. Encompassing over 890 sq. ft. of well planned space, the home features an inviting living room, a dedicated dining area, and a beautifully finished kitchen with granite countertops, abundant storage, and a sleek stainless steel appliance package—creating a refined layout ideal for both everyday comfort and stylish entertaining. The generous primary bedroom is appointed with double closets and a private 4 piece ensuite, while the second bedroom provides exceptional versatility for guests, a home office, or additional living space. A convenient 3 piece bathroom, in suite laundry, a welcoming foyer, and a private balcony further enhance the home's functionality and appeal. This residence includes a titled parking stall with storage cage and access to an updated fitness facility, adding convenience and value within one of the Beltline's most sought after addresses. Step outside and enjoy an unparalleled selection of restaurants, caf  s, boutiques, parks, public spaces, and entertainment venues, along with effortless access to downtown, transit, and Calgary's premier walking and cycling routes. A superb opportunity to enjoy a connected, sophisticated urban living experience in one of the city's most dynamic and desirable communities.