



GRASSROOTS
REALTY GROUP

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803, 817 15 Avenue SW
Calgary, Alberta

MLS # A2350036



\$309,950

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

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

Inclusions: N/A

OPEN HOUSE Saturday, October 3rd & Sunday, October 4th from 2:00 to 4:30 PM ... REDUCED \$60,000 - South Facing One Bedroom with Separate Den ... 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 - 3 High Speed Elevators - Quaint Lobby with Daily Concierge Service - Just 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 ... THE PARKADE IS WIRED FOR INDIVIDUAL EV CHARGERS IN THE PARKING STALL