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2200, 817 15 Avenue SW Calgary, Alberta

MLS # A2240458



\$750,000

Beltline

Residential/High Rise (5+ stories) Type: Style: Apartment-Single Level Unit Size: 1,154 sq.ft. Age: 2009 (16 yrs old) **Beds:** Baths: Garage: Enclosed, Guest, Heated Garage, Owned, Parkade, Secured, Stall, Titled, Un

Lot Size: Lot Feat:

Division:

Heating: Water: Fan Coil Sewer: Floors: Carpet, Hardwood, Tile Roof: Condo Fee: \$818 Metal **Basement:** LLD: Exterior: Zoning: Concrete DC (pre 1P2007) Foundation: **Utilities:**

Features: Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities

Inclusions:

N/A

*** WATCH THE VIDEO FOR A FULL TOUR AND COMMUNITY HIGHLIGHTS *** NEWLY RENOVATED | 2 TITLED STALLS + EXTRA LARGE STORAGE AREA | UNOBSTRUCTED CITY VIEWS | UPSCALE CONDO LIVING | STEPS TO 17 AVE | Welcome to The Montana, one of Calgary's premier luxury condo buildings, located directly in the heart of the vibrant Beltline district and just steps to 17 Ave and a short walk to the downtown core. This upscale corner unit condo features jaw-dropping city skyline views to the north and east from the oversized covered balcony with a gas hookup, perfect for watching Stampede fireworks, taking in the entire downtown skyline, or simply relaxing with a glass of wine. This unit features an open layout with floor-to-ceiling windows and views from every corner of the home. The kitchen includes a large granite island with built-in wine fridge, freshly painted cabinets, new appliances, plenty of counter space, and a custom tile backsplash. The main living and dining space allows you to comfortably relax and take in the scenery while hosting a dinner party or simply watching your favourite movie. The sizeable primary bedroom features views to the east, a large custom walk-through closet, and a 4-piece ensuite, with new carpet in both bedrooms. The large second bedroom is perfect for guests or a home office, with even more incredible city views. Complete with a large laundry and storage room, an additional 3-piece bathroom, and a spacious entryway, this unit is ideal for the working professional seeking stylish, upscale living. The high-end building features a full-time concierge, fitness room, secure bike storage, and ample visitor parking. Located one block from GoodLife Fitness, Analog Coffee, Save-On-Foods, Canadian Tire, and countless amazing restaurants and lounges, this is truly an unbeatable location in the Beltline.

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Please book your private showing today and enjoy summer in style at The Montana.