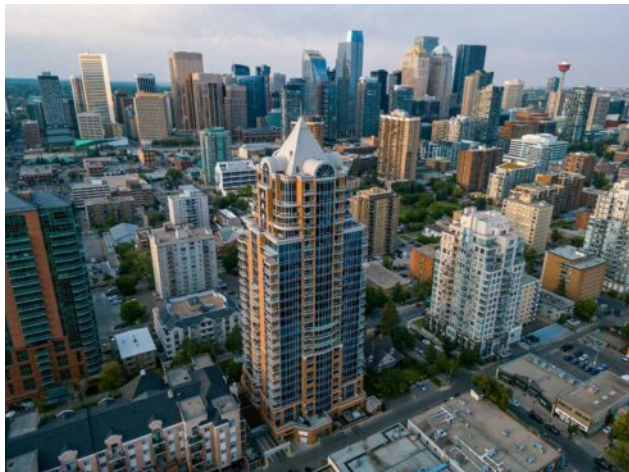


803, 817 15 Avenue SW  
Calgary, Alberta

MLS # A2247402



## \$353,000

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Beltline                                                  |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                        |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                               |               |                   |
| <b>Size:</b>     | 657 sq.ft.                                                | <b>Age:</b>   | 2009 (16 yrs old) |
| <b>Beds:</b>     | 1                                                         | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Guest, Heated Garage, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                         |               |                   |
| <b>Lot Feat:</b> | -                                                         |               |                   |

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

**Inclusions:** N/A

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 - Trash Shute on Every Floor - 3 High Speed Elevators - Quaint Panelled Lobby with Daily Concierge Service - Soon to be 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