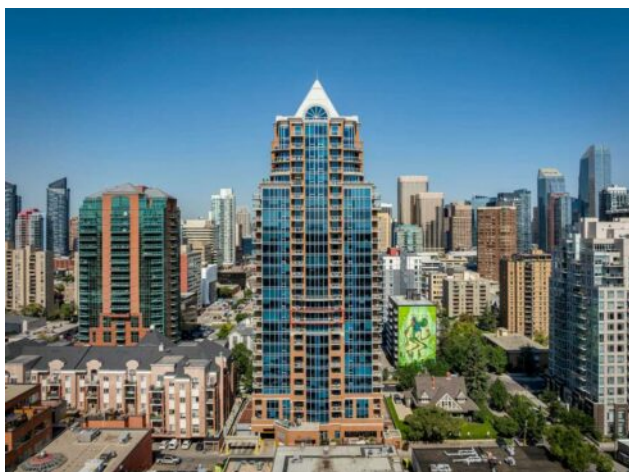


1103, 817 15 Avenue SW  
Calgary, Alberta

MLS # A2251916

# \$749,900



<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,283 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 925
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Stone	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to The Montana! This spacious 1,282 sq ft, 2-bedroom, 2-bath unit is ideal for those seeking the convenience of inner-city living. The floor-to-ceiling south facing windows throughout provide beautiful views from every room and plenty of natural light year round. The open living and dining area with 9' ceilings flows seamlessly into the kitchen, which features ample storage, a large island with a breakfast bar, stainless steel appliances, and granite countertops. The primary offers two walk-in closets with built-in organizers & a linen closet and a 4-pc ensuite with a walk-in shower and soaker tub. The second bedroom, along with a 4-pc bathroom and laundry room, complete the unit. The oversized, south-facing balcony offers spectacular views of Mount Royal and the Beltline, great to watch the seasons change. A gas line and two access doors, makes this an ideal space for entertaining. This unit includes 2 titled, secure, underground parking stalls and 2 large - 5' x 7.5' storage lockers. The building offers central air conditioning, a fitness center, meeting rooms, concierge services, and 24/7 security. Located in a pet-friendly building, you'll be just steps from all the amenities of Mount Royal Village and Mount Royal West. Say goodbye to the rush hour commute with a short walk to Downtown. Enjoy easy access to transit, 17th Ave SW, the MNP Community & Sport Centre, and Macleod Tr SE.