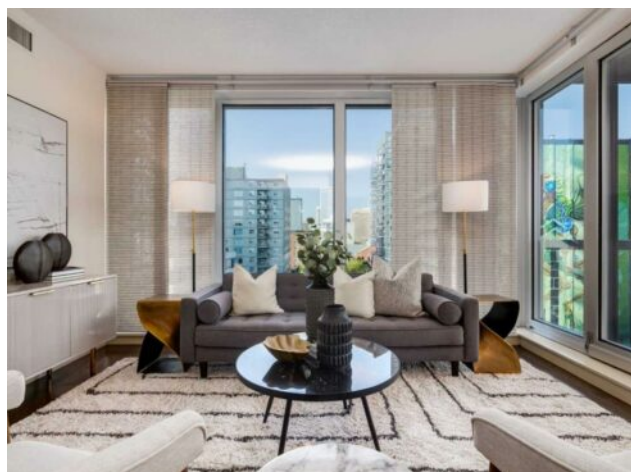


500, 817 15 Avenue SW  
Calgary, Alberta

MLS # A2273479



**\$489,999**

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	900 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 657
<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, Granite Counters, High Ceilings, Open Floorplan, Pantry		

**Inclusions:** N/A

Bright, quiet and perfectly positioned on the 5th floor, this 900 sq ft corner suite features two bedrooms and two full bathrooms and offers the rare combination of serenity with true inner-city convenience. Just steps from 17th Avenue's restaurants, cafés, shops and nightlife, yet tucked away from the noise. The open-concept layout delivers with hardwood floors, floor-to-ceiling windows, central AC/heating, in-suite laundry and a thoughtful split-bedroom design that gives both the primary and second bedroom excellent privacy! A balcony off of the living room has a gas BBQ hookup for easy outdoor space, and both titled underground parking and a separate storage locker are included. As an architecturally stylish building, the Montana remains a benchmark in Calgary for quality concrete construction. Come and enjoy the low-maintenance luxury that the building is known for: 7-day concierge, a new fitness centre and condo fees that cover heat, water, insurance and more. Priced at \$489,999 – this property is impeccably maintained and ready for you to make your new home. Book a private showing today!