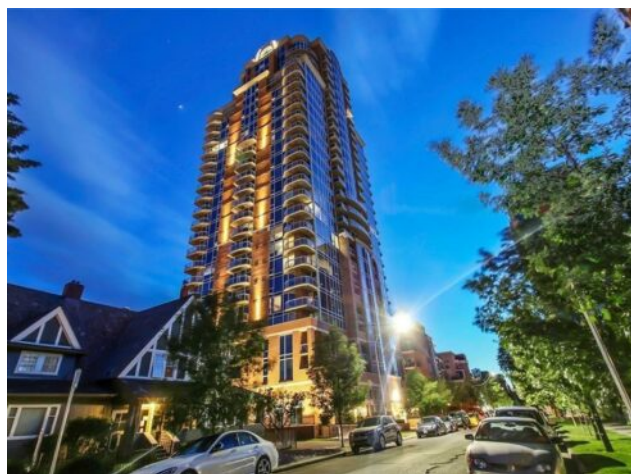


802, 817 15 Avenue SW
Calgary, Alberta

MLS # A2212291



\$520,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	2010 (15 yrs old)
Beds:	2	Baths:	2
Garage:	Guest, Heated Garage, Stall, Titled, Underground		
Lot Size:	0.00 Acre		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	\$ 657
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stucco	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, See Remarks		
Inclusions:	N/A		

Open House Saturday May 3rd 12-3pm. Exceptional building in the heart of the beltline! 2 bedroom 2 bath beautifully finished with bright & sunny southeast views. Superb upgrades within the unit including: Closet organizers, SS appliances, granite countertops, fabulous counter space, newer high end upgraded luxury vinyl flooring + paint, eating bar, loads of cabinet space, light fixtures, custom blinds, living room w/ built-in media centre, amazing Visionwall glass keeping the units extra warm in the winter + cool in summer & an exceptionally quiet building! Balcony w/gas line for BBQ, central A/C & quality of finishing throughout. Fabulous "walkscore" w/ short walk to all the great shops, restaurants and sites of "Uptown 17th" retail entertainment district! Truly one of the most beautiful buildings in Calgary, w/ all the amenities but w/reasonable condo fees. Titled, heated underground parking, extra storage cage in front, 2 bike storage areas, over 20 visitor parking stalls underground, fitness room + business meeting room, beautiful front foyer with full time concierge service and 3 High Speed Elevators. The Montana exudes timeless elegance and sophistication seeking the ultimate living experience and noise cancellation with quadruple glazed windows, & concrete floors and double layered drywall between units and so many other quality features. Conveniently located a block from prestigious Mount Royal Village and the shops/restaurants along trendy 17th Ave. This dream home is pet friendly and is a mere 10 min. walk to the LRT stations; steps away from the 17th Ave bus route; and a short, pleasant bike ride to the Bow & Elbow Rivers. Urban living has never been this convenient and fun with countless AMENITIES: coffee shops, restaurants, eateries, bakeries, parks, gyms, spas, salons, fashion stores, healthcare & wellness services, grocery stores

(Save-on Foods, Safeway), schools, dry cleaners, Canadian Tire, Best Buy, Mona Lisa art store, Shoppers Drug Mart, a gas station & car wash, and more! Whether you're a young professional seeking home ownership or a savvy investor looking for a great investment opportunity, this condo is an absolute must see! Come home to an exceptional living experience as anything else is a compromise! Call today!