



THE
A-TEAM

**RE/MAX
FIRST**

817 15 Avenue #1603, Calgary T2R 0H8

MLS® #: **A2164448**

Area: **Beltline**

Listing Date: **09/10/24**

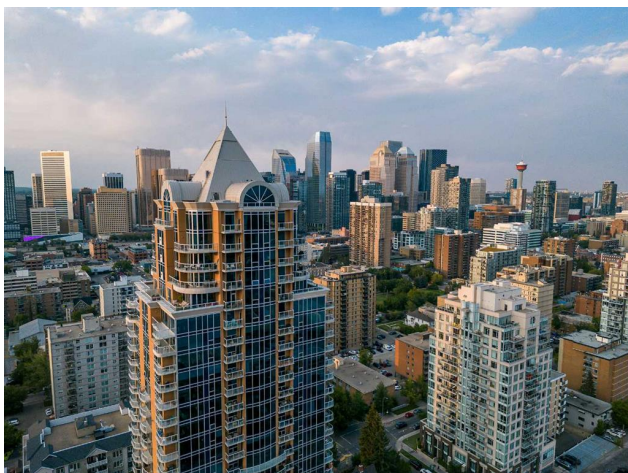
List Price: **\$725,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2009**

Finished Floor Area

Abv Sqft: **1,278**
Low Sqft:
Ttl Sqft: **1,278**

DOM

9
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **High-Rise (5+)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Parkade,Stall,Underground

Utilities and Features

Roof: **Membrane**

Heating: **Fan Coil**

Sewer:

Ext Feat: **Balcony,BBQ gas line,Lighting,Storage**

Construction:

Concrete

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Kitchen Appl:

Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings,Wine Refrigerator

Int Feat: **Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	18`1" x 16`10"	Dining Room	Main	12`0" x 8`0"
Kitchen	Main	15`0" x 11`0"	Office	Main	6`7" x 3`0"
Bedroom - Primary	Main	11`8" x 11`8"	4pc Ensuite bath	Main	9`3" x 8`11"
Bedroom	Main	13`0" x 11`2"	4pc Bathroom	Main	8`2" x 5`5"
Balcony	Main	10`0" x 6`0"	Balcony	Main	10`0" x 6`0"

Legal/Tax/Financial

Condo Fee:
\$912

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0915342**

Remarks

Pub Rmks: **OPEN HOUSE Saturday, September 21st from 2-5 PM & Sunday, September 22nd from 2-5 PM ... The MONTANA is a Classical Style Condominium Building Just Around the Corner from the Vibrant "Uptown 17th Avenue" Shopping and Entertainment District ... The MONTANA Offers an Elegance, Charm, and Sophistication that is Unique in Calgary ... The MONTANA 1603 is the Empire Penthouse Floor Plan which Offers a Massive 22' X 18 ' Living/Dining Room with a Wall-to-Wall Floor-to-Ceiling Bow Windows and Engineered Hardwood Floors ... Expansive South Views Overlooking the Trees of Mount Royal and 17th Avenue Below ... On a Clear Day there is a Magnificent Mountain View ... The High Quality "Vision Wall" Windows Ensure Your Quiet Comfort Inside ... Remote Control Blinds for Your Convenience - Original Owner & Immaculate Condition .. Wood Veneer Contemporary Cabinets with a Large Granite Island ... Premium GE Stainless Steel Appliances with Wine Fridge ... There is an Office Desk or Furniture Nook beside the Kitchen ... Two Large South Facing Balconies to Enjoy the Outdoors and the South Sunshine ... The Two Bedrooms are on Either Side of the Living/Dining Room ... Spacious Primary Ensuite Bath with Separate Shower and Soaker Tub ... Two Walk-In Closets with Organizers ... Premium Parking Stall with a Large Storage Room Attached Conveniently Located on P2 ... Concierge Service from 8 AM to 8 PM Monday to Friday & 9 AM to 5 PM on the Weekend ... Amenities Include a Gym, Conference Room and 20 Guest Parking Stalls ... The MONTANA is Located in the Best Location in the Beltline on a Quiet Tree Lined Street ... Just Around the Corner from the Heart of "Uptown 17th Avenue" and Mount Royal Village, the New "Save On" Grocery Store, Canadian Tire, Best Buy, and Shoppers Drug Mart ... Enjoy a FASHIONABLE INNER CITY LIFESTYLE in the MONTANA**

Inclusions: **N/A**
Property Listed By: **RE/MAX iRealty Innovations**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

