



THE
A-TEAM

**RE/MAX
FIRST**

817 15 Avenue #800, Calgary T2R 0H8

MLS® #: **A2186171** Area: **Beltline** Listing Date: **01/28/25** List Price: **\$510,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Stall,Underground

Finished Floor Area

Abv Sqft: **900**

Low Sqft:

Ttl Sqft: **900**

DOM

5

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **High-Rise (5+)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Fan Coil,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,Lighting,Storage**

Construction: **Brick,Concrete**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|-------------------------|--------------|----------------------|
| Living Room | Main | 13`7" x 10`3" |
| Kitchen | Main | 9`1" x 8`8" |
| 4pc Ensuite bath | Main | 8`7" x 6`5" |
| 3pc Bathroom | Main | 9`1" x 6`5" |

| <u>Room</u> | <u>Level</u> | <u>Dimensions</u> |
|--------------------------|--------------|----------------------|
| Dining Room | Main | 8`7" x 7`8" |
| Bedroom - Primary | Main | 12`1" x 11`2" |
| Bedroom | Main | 13`6" x 11`5" |

Legal/Tax/Financial

Condo Fee:
\$657

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0915342**

Remarks

Pub Rmks: **Welcome to The MONTANA 800 Located in the NE Corner with City Skyline Views ... The MONTANA is an Classical Style Building Located on a Quiet Tree Lined Street Just Around the Corner from the Heart of the Vibrant "Uptown 17th Avenue" Shopping & Entertainment District ... The MONTANA Offers an Elegance, Style, & Sophistication That is Unique in Calgary ... Recently Redecorated with Laminate Floors & Painted Walls, Doors, & Trim Throughout ... Perfectly Proportioned Two Bedroom Two Bathroom Suite with Separate Dining Area ... Three Large Closets ... New Lighting & Electric Blinds Throughout ... Vision Wall Sound Proof Windows for Noise Privacy ... Rich Dark Espresso Wood Veneer Cabinets with Black Granite Counters & GE Stainless Steel Appliances ... Wrap Around Balcony with Gas BBQ Outlet ... Waste Shute Located on Every Floor for Your Convenience ... Amenities Include an Exercise Room with Universal Gym & Cardio Machines ... 20 Guest Parking Stalls, & Concierge Service 8 AM to 8 PM Weekdays & 9 AM to 5:00 PM on the Weekends ... Live in a Luxurious Building Reminiscent of a Quaint Hotel in One of the Best Locations in Beltline / South Downtown ... So Many Amenities Just Around the Corner Including Save-On Foods, Canadian Tire, Good Life Fitness, Best Buy, & Shoppers Drug Mart ... Many Fine Restaurants & Eateries of Every Kind only Steps Away ... And All The Trendy Coffee Shops Too ... 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









