



THE
A-TEAM

**RE/MAX
FIRST**

817 15 Avenue #1700, Calgary T2R 0H8

MLS® #: **A2186172**

Area: **Beltline**

Listing Date: **01/17/25**

List Price: **\$515,000**

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:

Finished Floor Area

Abv Sqft: **900**
Low Sqft:
Ttl Sqft: **900**

DOM

15

Layout

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

Parking

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

Access:

Lot Feat:

Park Feat:

Heated Garage,In Garage Electric Vehicle Charging Station(s),Parkade,Stall,Titled,Underground

Utilities and Features

Roof: **Membrane**
Heating: **Fan Coil,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garburator,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Bookcases,Breakfast Bar,Built-in Features,Granite Counters,High Ceilings,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	44`0" x 36`11"	Dining Room	Main	28`2" x 25`5"
Kitchen	Main	30`7" x 29`0"	Bedroom - Primary	Main	41`10" x 36`8"
4pc Ensuite bath	Main	27`11" x 21`1"	Bedroom	Main	44`10" x 37`9"
4pc Bathroom	Main	27`11" x 21`1"	Balcony	Main	26`3" x 19`8"

Legal/Tax/Financial

Condo Fee: **\$657**

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **0915342**

Remarks

Pub Rmks: **Electric Vehicle Charger in the Parking Stall Located on P-1 Move Up to the MONTANA ... Spectacular City Skyline Views in the North East Corner Day and Night ... The MONTANA is a Classical Style Condominium Building that Offers an Elegance, Charm, and Sophistication that is Unique in Calgary ... Located in the Best Location in the Beltline Just Around the Corner from the Heart Of the "Uptown" 17th Avenue Shopping and Entertainment District ... Perfectly Proportioned 2 Bedroom 2 Bathroom Suite ... Wake Up to the Sunshine in the Northeast Corner and Enjoy the City Skyline in the Evening ... Built In Wall Unit in the Living Room ... Separate Dining Area ... Kitchen with Breakfast Bar, Pantry, Stainless Steel GE Appliances, and Granite Counters ... Three Large Closets with Custom Organizers ... Second Bedroom with 2 Wall Unit Built Ins with Desk and Book Shelves ... Roller Blinds Throughout with Blackout Bedroom Blinds ... Balcony with Gas BBQ Outlet ... Trash Chute Located on Every Floor ... 3 High Speed Elevators ... Quaint Traditional Lobby with Concierge Service 8 AM to 8 PM Weekdays and 9 AM to 5 PM Weekends ... Gym Located on the Main Floor to be Totally Renovated with New Equipment ... Premium Parking Stall Located on P1 Complete with EV Charger Outlet ... 20 Guest Parking Stalls for Your Guests ... 2 Secure Bicycle Storage Rooms on P1 ... Quiet Tree Lined Boulevard with Bicycle Lane ... Just Around the Corner from Mount Royal Village, Good Life Fitness, The New Save On Foods, 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











