

817 15 Avenue #1300, Calgary T2R 0H8

MLS® #: **A2188301** Area: **Beltline** Listing Date: **01/31/25** 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:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
 Abv Sqft: **900**
 Low Sqft:
 Ttl Sqft: **900**

Guest,Heated Garage,Parkade,Stall,Titled,Underground

DOM

2

Layout

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Fan Coil,Natural Gas** Construction: **Brick,Concrete**
 Heating: **Fan Coil,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood**
 Sewer: Ext Feat: **Balcony,BBQ gas line,Lighting,Storage** 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

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

Legal/Tax/Financial

Condo Fee:
\$657

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

Legal Desc: **0915342**

Remarks

Pub Rmks: **THE MONTANA is Architecturally One of the Most Iconic Condominium Buildings in the City ... 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 ... Rich Walnut Built In Wall Unit in the Living Room ... Separate Dining Area with Rich Walnut Built In China Cabinet ... Kitchen with Breakfast Bar, Pantry, Stainless Steel GE Appliances, and Granite Counters ... Three Large Closets ... Second Bedroom with Desk Built In ... 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 ... Parking Stall Located on P-2 ... 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











