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802, 817 15 Avenue SW  
Calgary, Alberta

MLS # A2212291



**\$499,900**

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

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

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!