

**701, 817 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2220691**



**\$350,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Beltline   |               |                   |
| <b>Type:</b>     | Residential/High Rise (5+ stories)                   |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                          |               |                   |
| <b>Size:</b>     | 621 sq.ft.   | <b>Age:</b>   | 2010 (15 yrs old) |
| <b>Beds:</b>     | 1  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Guest, Heated Garage, Off Street, Stall, Underground |               |                   |
| <b>Lot Size:</b> | -  |               |                   |
| <b>Lot Feat:</b> | -  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Cork, Tile   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 456 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Concrete, Stucco  | <b>Zoning:</b>    | DC     |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan |                   |        |
| <b>Inclusions:</b> | N/A  |                   |        |

Welcome to the Montana - This beautiful 1 bed, 1 bath unit offers exceptional inner city living. Conveniently located in the heart of the Beltline. Walking distance to 17th ave, along with several other shops, restaurants & pubs just steps from the lobby entrance. This East facing unit offers stunning views of Calgarys beautiful skyline. The quadruple pain windows and patio door create a very quiet atmosphere within the residence. As you enter the unit you are welcomed by 9' ceilings, a large entry way, stacked laundry closet and generous sized living room filled with natural sunlight. The kitchen features beautiful cork floors, stainless steal appliances, granite counter tops, and wood cabinetry - including a large pantry. The bedroom is spacious and located right next to the functional 4 piece bathroom. This unit is a must see. The Montana Building has a great reputation for being well managed and sought after for its location and classy design.