



**DJ Golden**  
**REAL ESTATE**

**780-897-4003**  
dj@djgolden.com

**1700, 817 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2213085**



**\$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>	2009 (16 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Guest, Heated Garage, Owned, Parkade, Private Electric Vehicle Charging Station		
<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>	\$ 657
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry		
<b>Inclusions:</b>	N/A		

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 a Sophistication, Charm and Elegance 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 ... Just Painted & Ready For Your Choice of New Flooring ... 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 ... 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