



## 817 15 Avenue Calgary Alberta

\$335,000

THE MONTANA is Classical Style Condominium Just Around the Corner from Mount Royal Village and the Heart of the "Uptown 17th Avenue" Shopping and Entertainment District - The Best Location in the Beltline ... The MONTANA Offers an Elegance, Charm, and Sophistication that is Unique in Calgary ... The Impressive Historical Style Lobby Greet You and Your Guests with Day Time Concierge Service and 3 Elevators to Take You Home ... The MONTANA 401 is a Very Special One Bedroom with an Extra Large Private Balcony Overlooking the Historic "Nellie McClung" House with an Urban Landscape City View ... Wake Up to the Sunshine and Enjoy the City Lights in the Evening ... This Spacious Suite has a Wall of Windows, Large Living/Dining Room, Kitchen with Breakfast Bar, Large Bedroom, and a Desk Alcove for Your Computer ... Ample Closets and Storage with 2 Large Clothes Closets, Linen Closet, and a Large Pantry ... New Laminate Floors and Plush Carpeting ... Kitchen & Bath Feature Rich Dark Wood Cabinets with Elegant Dark Granite Counters ... GE Stainless Steel Appliances, Garburator, and Under Valance Lighting ... Waste Disposal on Every Floor for Your Convenience ... Amenities include a Gym with Exercise Room and 20 Guest Parking Stalls ... The MONTANA is Located on the Nicest Tree - Lined Boulevard Avenue in the Beltline with Artificial Turf on Most of the Avenue ... So Many Amenities Just Around the Corner Including "Urban Fare" Grocery Store, Canadian Tire, Best Buy & Shoppers Drug Mart ... All the Trendy Coffee Shops are within a Block or Two Including Analog, Kawa, Beano, Good Earth and Many More ... And if You Like Dining Out There Are Over 100 Dining Establishments on 17th Avenue ... Enjoy a FASHIONABLE INNER CITY Lifestyle in The MONTANA (id:6769)

Living room 11.83 Ft x 11.67 Ft

Dining room 6.00 Ft x 5.00 Ft

Kitchen 10.00 Ft x 8.00 Ft

Primary Bedroom 11.83 Ft x 11.33 Ft

4pc Bathroom 8.58 Ft x 5.33 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX REALTY INNOVATIONS

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