

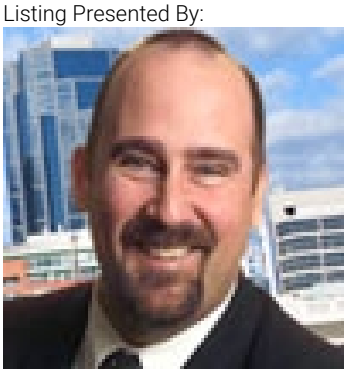
817 15 Avenue Calgary Alberta

$309,950

SOPHISTICATED INNER-CITY LIVING AT THE MONTANA -- SOUTH-FACING ONE BEDROOM + SEPARATE DENDiscover the timeless elegance of THE MONTANA, one of Calgary's most distinctive classical-style condominium residences, ideally situated just around the corner from Mount Royal Village and Tomkins Park in the heart of the vibrant Uptown 17th Avenue Shopping and Entertainment District.Offering a unique combination of sophistication, charm, and urban convenience, this beautifully maintained south-facing one-bedroom residence with a separate den is designed for those who appreciate quality, comfort, and an exceptional inner-city lifestyle.Freshly painted throughout, this inviting residence features a spacious 20' x 10' living and dining area with engineered hardwood flooring and large south-facing windows that fill the home with natural light. Enjoy picturesque views overlooking the lively atmosphere of 17th Avenue and the beautiful tree-lined streets of Mount Royal.A separate 9' x 5' den provides the perfect space for a private home office, reading room, or creative retreat.The stylish kitchen features rich espresso cabinetry, granite countertops, stainless steel appliances, and a convenient breakfast bar, creating an attractive and functional space for everyday living and entertaining.Exceptional four-pane windows provide outstanding sound insulation, allowing you to enjoy the energy of the city while relaxing in the quiet comfort of your home.Step outside onto your private south-facing balcony, complete with a natural gas BBQ outlet, and enjoy the sunshine and surrounding urban views.A RARE OPPORTUNITY: South-facing one-bedroom and den residences at The Montana are found only on the building's first nine floors, making this a distinctive floor plan within the development.THE MONTANA LIFESTYLEResidents enjoy an impressive collection of amenities, including a welcoming and elega...

Living room 15.50 Ft x 10.33 Ft
Dining room 7.00 Ft x 4.00 Ft
Kitchen 10.00 Ft x 9.00 Ft
Primary Bedroom 10.42 Ft x 10.17 Ft
4pc Bathroom 9.17 Ft x 5.33 Ft
Den 9.00 Ft x 5.00 Ft
Other 10.00 Ft x 6.00 Ft

Listing Presented By:



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