

500, 817 15 Avenue SW
Calgary, Alberta

MLS # A2229166



\$488,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Beltline | | |
| Type: | Residential/High Rise (5+ stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 900 sq.ft. | Age: | 2009 (16 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Parkade, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Fan Coil, Natural Gas | Water: | - |
| Floors: | Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 657 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Concrete | Zoning: | DC |
| Foundation: | - | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry | | |

Inclusions: N/A

OPEN HOUSE Saturday, August 9th & Sunday, August 10th from 2:00 to 5:00 PM ... Are you ready to embrace an exclusive lifestyle in the heart of the Lower Mount Royal area? Welcome to Unit 500, an exquisite and beautifully-appointed 2 bedroom / 2 bathroom condominium ready for you and yours to call your next home! Located in The Montana, one of Calgary's finest luxury buildings, you will be greeted by a 7-day a week concierge to attend to both your personal needs and security, all while you enjoy the rich amenities of the building and surrounding community. This serene 5th floor corner unit is adjacent to a quiet diplomatic consulate bringing you at-home tranquility while being minutes to shopping, entertainment and dining. Host your friends for a summer BBQ on your wrap-around patio or instead enjoy a quick walk to your favourite restaurants nearby on 17th Avenue or in Mission. The choices are endless, just ask your realtor to book your private showing today to learn more! Extra bonus: titled underground parking is included!