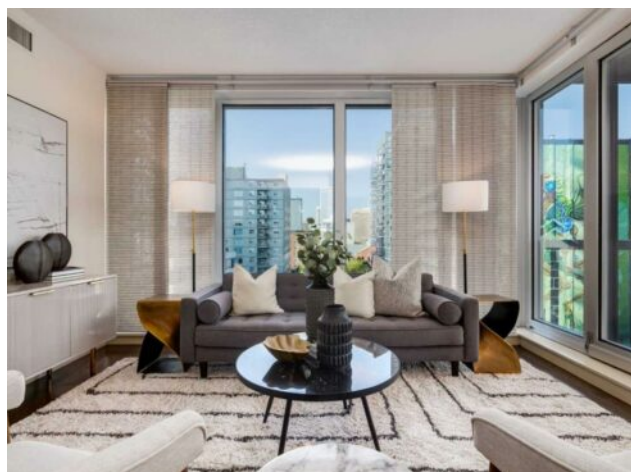


**500, 817 15 Avenue SW**  
**Calgary, Alberta**

**MLS # A2254909**



**\$487,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                        |                   |        |
|--------------------|------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Fan Coil, Natural Gas                                                  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Hardwood                                                 | <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>   | Breakfast Bar, Granite Counters, High Ceilings, Open Floorplan, Pantry |                   |        |

**Inclusions:** N/A

Get ready to step-into an exclusive lifestyle in the heart of the Lower Mount Royal area! Welcome to Suite 500, an exquisite and beautifully-appointed 2 bedroom & 2 bathroom condominium that's all set for you 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 well-being, all while you enjoy the rich amenities of the building and its 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 and serve drinks on your wrap-around patio or instead enjoy a quick walk to a trendy restaurant nearby on 17th Avenue or in Mission. The choices are truly endless, just have your realtor book you a private showing today to learn more!