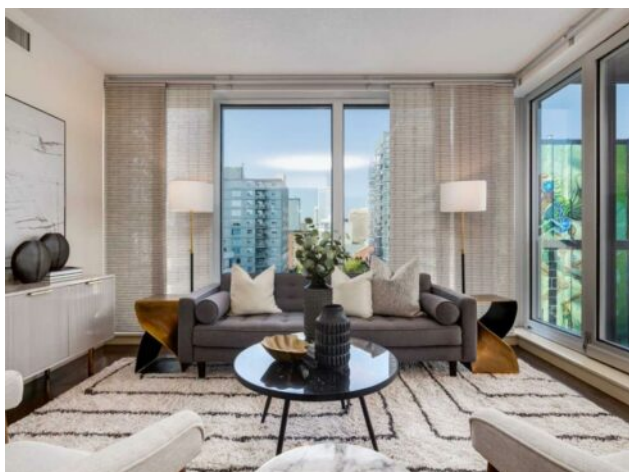


500, 817 15 Avenue SW  
Calgary, Alberta

MLS # A2254909



\$479,999

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| 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 For Viewing Saturday, September 27th & Sunday, September 28th from 2:00 to 5:00 PM ... 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!