

# Welcome Home to

#209 817 15 Avenue SW



**Chris Zaharko**  
Associate

**ROYAL LEPAGE**  
**Benchmark**  
INDEPENDENTLY OWNED AND OPERATED, BROKER

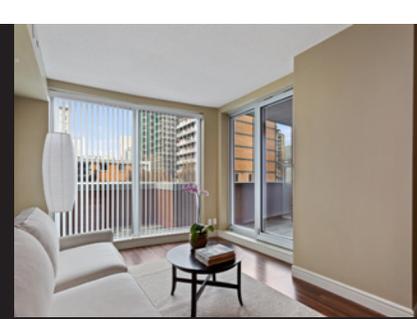
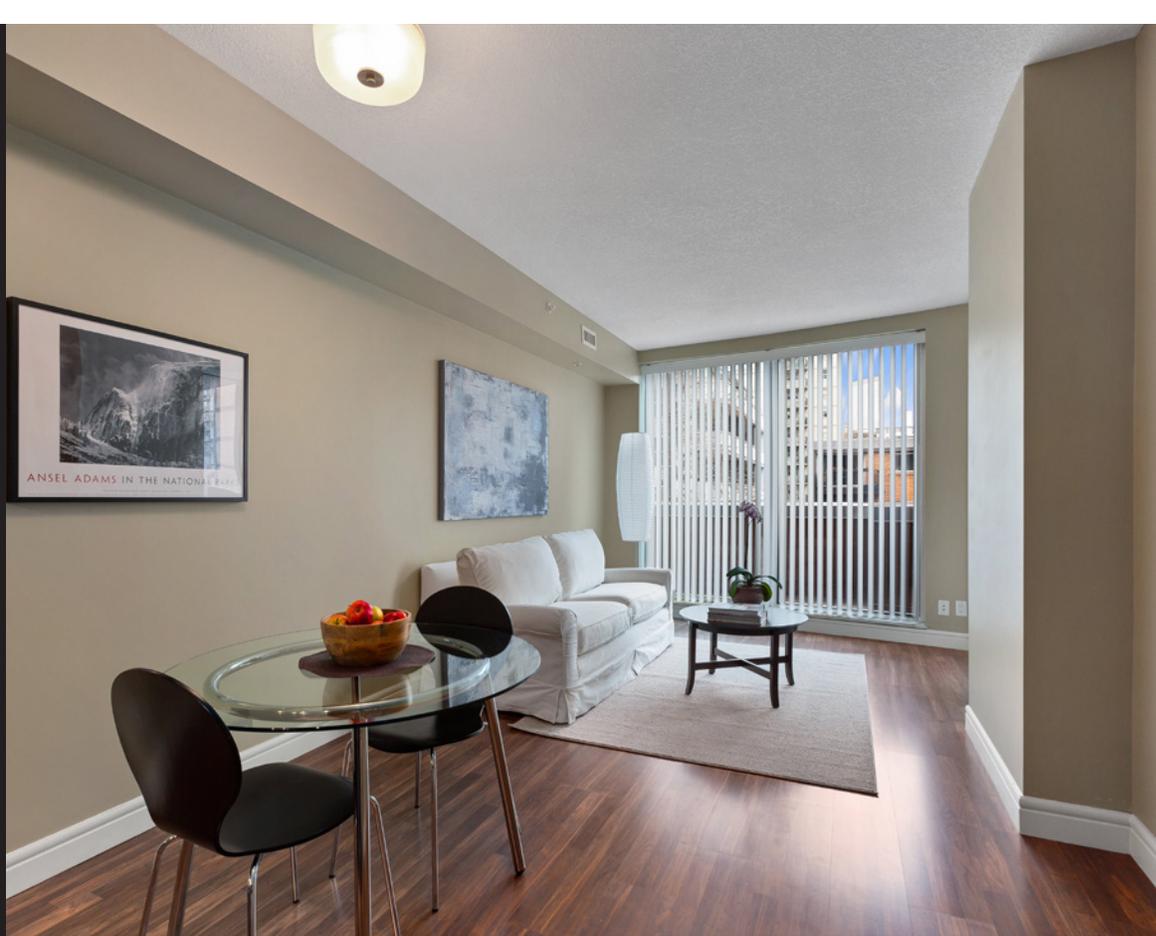
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*Top 1% Nationally*



Welcome to The Montana! Like new this 1 bed, 1 bath unit is perfect for professionals and students. Floor to ceiling windows, 9' ceilings and neutral tones make this unit nice and bright. Opening onto the living room and dining area the kitchen offers stainless steel appliances, granite counters, tile back splash, under cabinet lighting and plenty of storage. In suite laundry, 4 piece bath and master bedroom with balcony access complete this unit. A den off the front entry way is perfect for a home office or additional storage. The building offers a fitness center, meeting rooms, central air conditioning and 24/7 security. This pet friendly building is steps to the amenities of Mount Royal Village & Mount Royal West. Save the hassle of rush hour and walk to The Core. Easy access to transit, 17th Ave SW, Respol Sport Centre & Macleod Tr SE.





**MLS:** A1045733  
**Year Built:** 2009  
**Community:** Beltline  
**Class:** Apartment  
**Total SqFt:** ??  
**Taxes (2019):** \$1,873  
**Condo Fees:** \$383/Monthly  
**Parking:** Stall, Titled, Heated Garage, Secured, Underground  
**Features:** Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No Smoking Home




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Living Room:	10`5" x 11`6"	M
Kitchen:	7`7" x 10`5"	M
Dining Room:	10`4" x 8`5"	M
Den:	11`1" x 4`8"	M
Master Bed:	10`1" x 10`9"	M

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