

Welcome Home to

#208 817 15 AVE SW



Chris Zaharko
Associate

ROYAL LEPAGE
Benchmark
INDEPENDENTLY OWNED AND OPERATED, BROKER

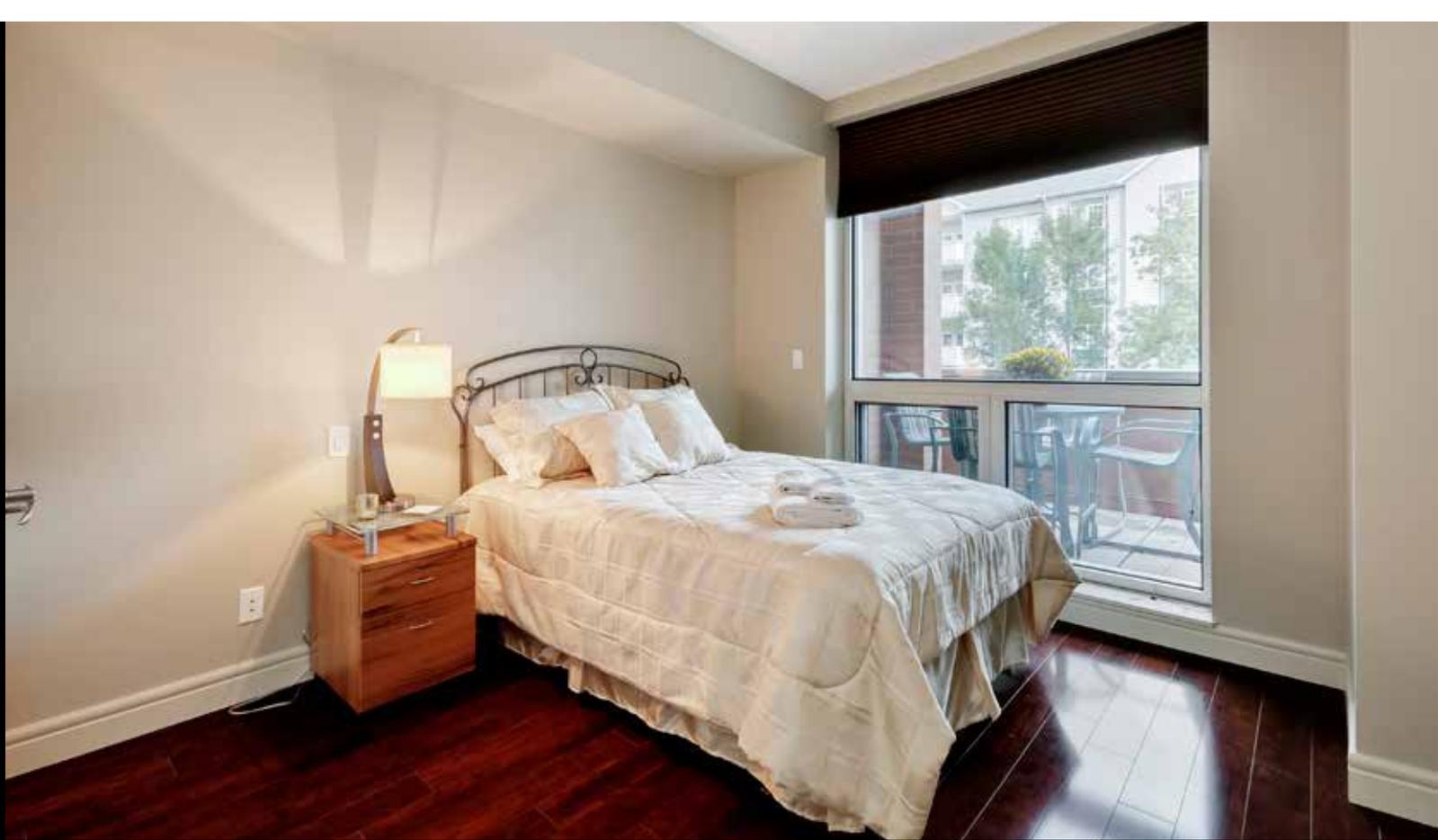
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Beautiful 1-bed 1-bath condo in the ever popular Montana building. This unit features gleaming laminate floors throughout, a sleek kitchen, air conditioning, modern light fixtures and plenty of storage with a walk-in closet at the entrance! The kitchen boasts darkstained maple cabinets, under-cabinet lighting, stainless steel appliances & granite counters. Open to the kitchen, the living room leads to the sliding balcony doors which let in tons of light and are very energy efficient - no heat vent required underneath, and no condensation! The bedroom provides floor-to-ceiling windows and blackout blinds, and a large closet. The 4-pc bath also features granite counters and has plenty of storage space. In-suite laundry completes the interior. The Montana is a fantastic building featuring amenities such as on-site concierge, fitness room and board room. This unit also provides a titled parking space & separate storage locker that is large enough for your bike!





MLS: C4203668
Year Built: 2009
Style: Single Level Unit
Total SqFt: 644
Taxes (2018): \$1,881
Parking: 1/Stall, Single Indoor, Heated, Parkade, Underground
Condo Fee: \$375

Fee Includes: Exterior Maintenance, Janitorial for Common Area, Landscape and Snow Removal, Parking, Professional Management, Recreation Facility, Reserve Fund Contributions, Security Personnel Full Time, Utilities for Common Area

Kitchen: 9'2"X7'10" M
Dining Room: 10'6"X8'4" M
Living Room: 12'8"X10'6" M
Master Bed: 10'10"X10'2" M
Laundry: 3'0"X3'0" M



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