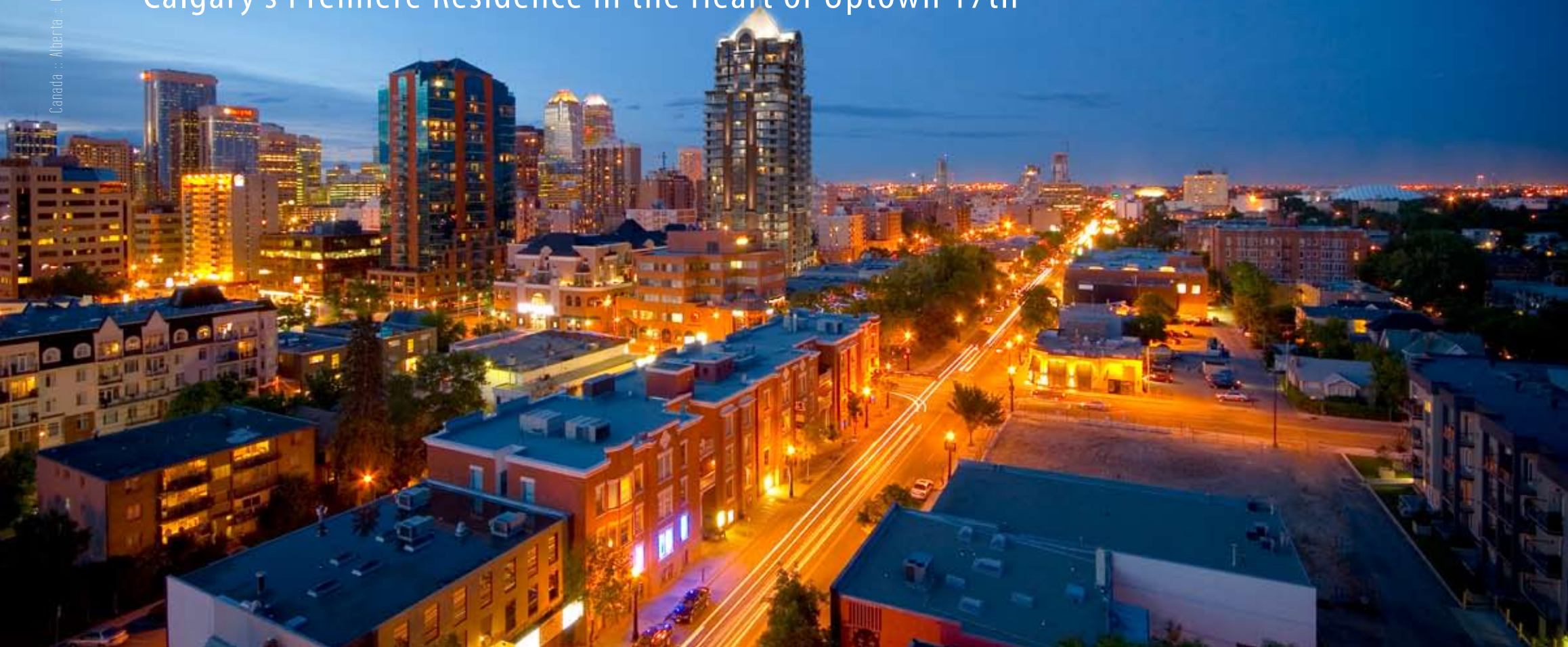


The MONTANA

Calgary's Première Residence in the Heart of Uptown 17th



The Montana intends to address the needs and lifestyle of sophisticated urbanites and features a high-end, ultra-contemporary aesthetic yet will exude an old-world charm, situated next to the enduring and historic Nellie McClung house in the Connaught/Beltline district.

The Michelin star rating system will need an overhaul as the grand, hotel-like lobby entrance, with its rich wood panelling, marble floors, soothing waterfall and superior full-time 5-star concierge service creates a warm, secure and memorable welcome for owners and guests alike.

As if from magic land and time far into the future, the designers and developers have thought of every possible convenience potential owners might desire. Inside each luxuriously appointed air conditioned suite you will find high-tech kitchens with top of the line GE Profile

Series stainless steel appliances, granite countertops, ample cabinetry, ceiling-high windows, under cabinet lighting, and cork flooring. Wine coolers, wall ovens, gas fireplaces and barbeques will also be included in some suites.

Of its 189 suites, with almost 75 per cent sold, The Montana still has a number of units available in one- two- and three-bedroom apartment styles ranging from 677 sq. ft. to 1555 sq. ft. As well, a choice of several Grand Estate Homes situated on the top five floors ranging from 1800 - 2500 sq. ft. are available and feature large and expansive outdoor terraces, maximizing the stunning views of the city and Rocky Mountains. If you have concerns about seating ten or twelve for a dinner party, that won't be a problem in the larger Estate Homes. If you are concerned about the Flames games and revelry in the streets, fear not, as the unique



Visionwall® window composite provides extensive sound proofing with its three-inch thick patented design. The Montana is the first residential building in Calgary to incorporate this system and will substantially reduce heating costs by using less energy to heat and cool, creating an en-suite environment that is much more comfortable and quieter than with traditional window systems.

Concerned about parking in what is otherwise a notoriously crowded area to find a spot for your vehicle? Heated underground parking for its owners and 29 visitor parking stalls will alleviate that. Need a meeting room that fulfils an executive boardroom environment? Available. As well as a private fitness facility on site. Will you want to hook up your satellite radio or television? The building will be equipped with satellite. Should you be considering the conversion of an additional bedroom into an office every technological advance has been anticipated and incorporated into the design, including interchangeable cable- and television-ready Cat 5e wiring throughout.

Other features that distinguish The Montana as a première residence include the design of wider hallways, and a third elevator, beyond the traditional two in most buildings, providing convenient access to a back facing loading bay, and facilitating ease of moving should the occasion arise, but once enveloped in the comfort and luxury of The Montana you won't be looking at moving for a very long time. Consider also the convenience of condo residency if you happen to winter south, as security and peace of mind are guaranteed in your absence, and where, for instance, a cardholder system is designed to restrict access to your own floor.

How will the landscaping of The Montana fit in to the neighbourhood? ProCura has considered the diversity of the community and is introducing upscale landscaping that will include a tree-lined, block-long boulevard upgrade, the main entrance flush with the Nellie McClung house. And, what about showing off this grand lady, once it's open? A sophisticated LED lighting system on the ground level as well as on select, various levels all the way to the top of its four barrel vaults will bring a New York feel to the building, yet make it one of the

most beautiful in Calgary. The Montana will also appeal to the lifestyle and amenities of being in the heart of Uptown 17th, a community tailor-made for walking, and where strolls to a bistro, antique shop, restaurant or exclusive high fashion boutique are just minutes away.

With over 500 business owners at your service, Uptown 17th Avenue has been voted Calgary's best shopping area for the past ten years running.

Whether you wish to go out shopping for fine cheeses, bakery, or wine--Uptown 17 has excellent reason to be rated among the top ten retail streets in Canada where you will find everything from hot to haute.

Wrapped in high elegance, and creating a sophisticated sanctuary for its owners, Robert Moroto, marketing manager with ProCura, says about The Montana, "We are creating a building that is iconic, service oriented, yet luxurious, comfortable and inviting, meeting and anticipating your needs for many years to come."

If you are looking for a dream home in the heart of Calgary, where the convenience, functionality, richness and uniquely tailored personal services of a magnificent high-rise condo appeal to you, then The Montana cannot be overlooked. Expect The Montana to stand in landmark sculptured grandeur amidst the Calgary skyline early 2009.

To gain an appreciation of the quality, selection and variety of suite plans, visit The Montana's Discovery Centre at the Nellie McClung House, 803 15 Ave. SW or online at www.themontana.ca.

For more information, contact Tim Huxley at:

The Montana Discovery Centre
 803 15th Ave SW
 Calgary, AB T2R 0R9
 Phone: 403 802 5888
 Fax: 403 802 5896
www.themontana.ca