

# DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 309 N Black Avenue, Bozeman MT 59715

\$1,600,000

Acres: ± 0.0536

MLS#: 399875

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DelgerRealEstate.com

MLS  
Information deemed reliable,  
but not guaranteed

# INTRODUCTION

Just steps from downtown Bozeman, this townhome blends urban convenience with modern comfort. With shopping, dining, and entertainment all within reach, you're truly in the heart of the action while still enjoying a peaceful, unique retreat. Designed for effortless living, this home features vaulted ceilings, polished concrete floors, and a cozy gas stove. The chef-inspired kitchen is a masterpiece with new countertops, stainless steel appliances, a whole-house water softener, and a reverse osmosis sink faucet. The main level also offers a convenient 1/2 bath, beautifully appointed with a new sink and countertop. An extra room, ideal for a home office or study, provides flexibility to suit your needs. The living room opens up to your open-air back patio, offering a peaceful escape. This back patio was extensively expanded and is equipped with a redwood slatted privacy wall perfect for relaxing nights, entertaining, or celebrating special occasions. You'll find stunning cherry floors leading you to the upper level with a spacious master suite, where the vaulted ceilings are continued. The master bath features a double vanity, oversized tile shower, and an LED anti-fog mirror for ultimate convenience. The large walk-in closet offers ample storage and opens to another private rooftop patio that was increased in size ideal for unwinding, soaking up the sun, or creating a lush garden space. The lower level of the home provides even more living space with a bright daylight basement that includes two generously sized bedrooms, each with its own closet. This level also offers a separate living room, a full bathroom, and a laundry room with newly installed cabinets for additional storage. An unfinished utility room provides even more options for storage or future customization. The home also features a private single-car garage, easily accessed down a common walkway, complete with built-in shelving. This home is energy-efficient with a solar panel system that helps lower utility costs, a new boiler, and three-zone in-floor radiant heating for year-round comfort. Outside, the low-maintenance garden bursts with seasonal blooms, built-in pathways, and a drip irrigation system. For the winter months, the HOA provides snow removal. A private single-car garage with built-in shelving adds extra convenience. Homes like this don't come around often; it's a lifestyle of comfort, convenience, and sustainability in one of Bozeman's most sought-after locations.

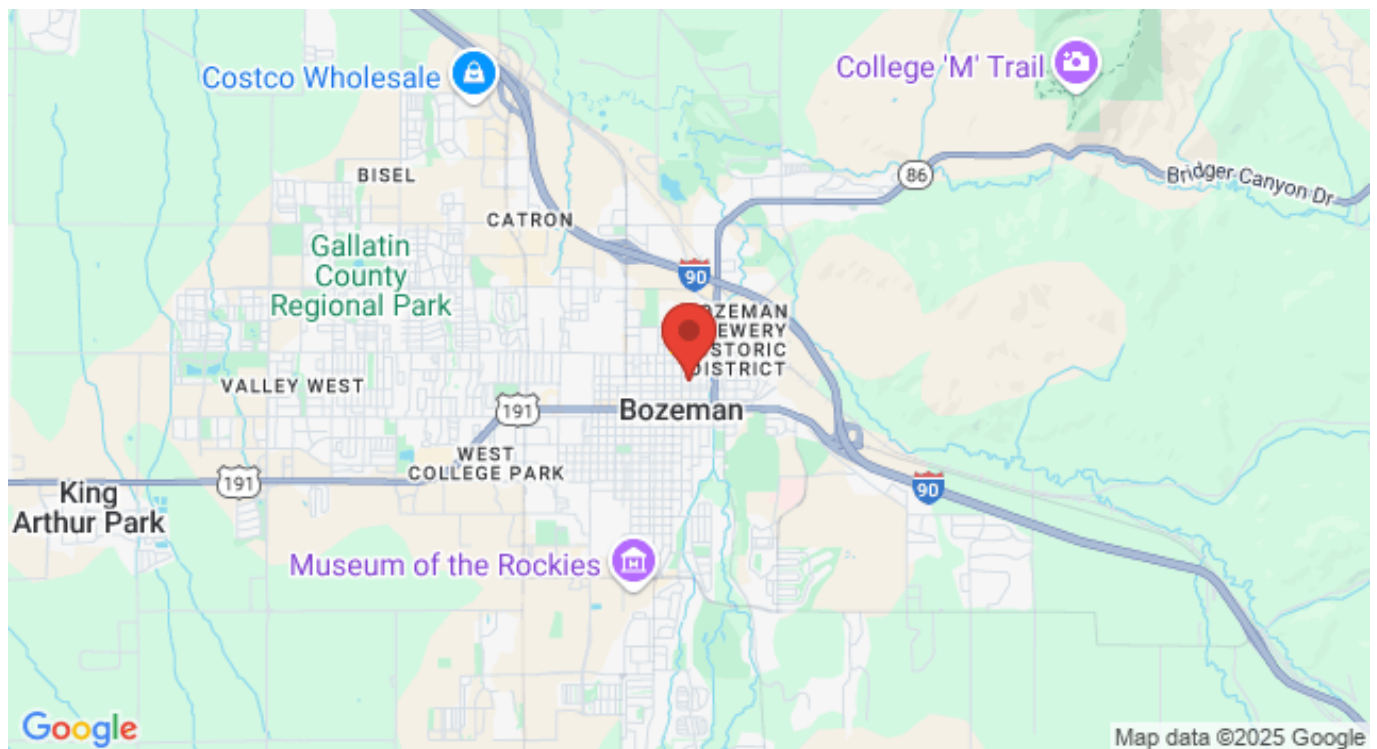




## FEATURES

|                        |  |                         |   |
|------------------------|--|-------------------------|---|
| <b>Status:</b>         | Active   | <b>Style:</b>           | Contemporary  |
| <b>Type:</b>           | Residential                                    | <b>Year Built:</b>      | 2005  |
| <b>Sub Type:</b>       | Townhouse                                      | <b>Beds:</b>            | 3   |
| <b>Acres:</b>          | ± 0.0536                                       | <b>Baths:</b>           | 3   |
| <b>Water Features:</b> | None   | <b>Appliances:</b>      | Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer, SomeGasAppliances, Stove |
| <b>Listing Date:</b>   | 2025-03-21                                     | <b>Heating/Cooling:</b> | Baseboard NaturalGas<br>RadiantFloor Solar CeilingFans  |
| <b>Listing Agent:</b>  | Tamara Williams of Tamara Williams and Company |                         |   |

## LOCATION



Address: 309 N Black Avenue, Bozeman MT 59715



# PHOTOS

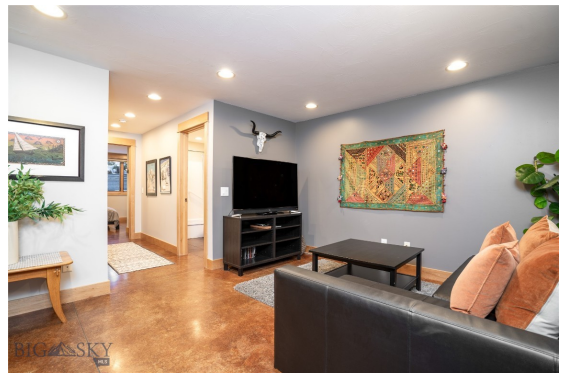






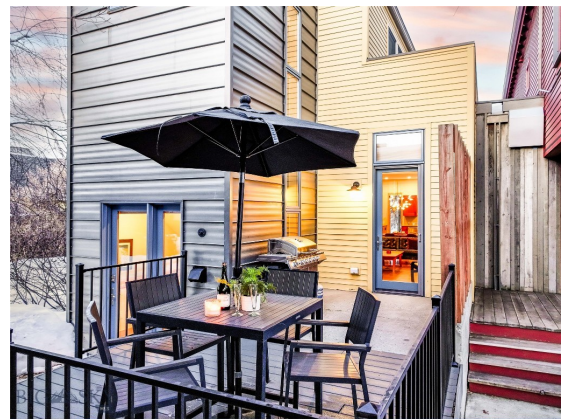




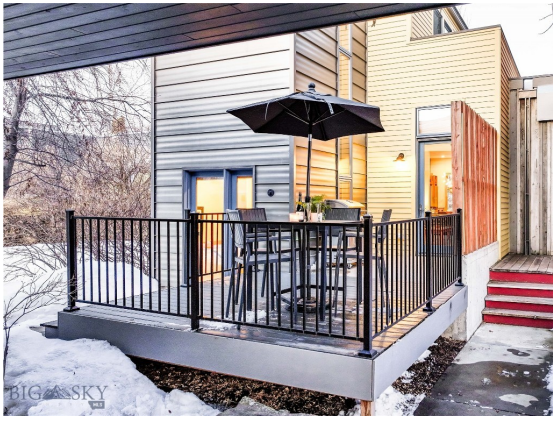




















# BOZEMAN LIFESTYLE™



Bozeman lifestyle is considered one of the most appealing in the West. Bozeman is routinely ranked as one of the best places to live, best places to retire, best place to raise a kid, best place to visit, best ski town, and best college town. Big Sky Resort is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants and Weather. Bozeman has the cultural amenities of a local symphony and ballet, an energetic downtown restaurant and art scene, and the vibrancy of a college community. Located 16 miles north of Bozeman in the Bridger Canyon area is Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955. Big Sky Resort is less than an hour away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

When it comes to outdoor recreation Bozeman is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities.

A world class destination for fly fishing, Bozeman is home to the world's most famous Blue Ribbon fly fishing rivers, spring creeks and lakes on Earth. The Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers are all nearby.

Bozeman has 60 miles of "Main Street To Mountains" trail system in town, surrounded by 6.9 million acres of public land.

# GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native Americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres (2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size (Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

# LUXURY REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Bozeman and the surrounding areas.

*POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE*



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