

DELGER
— REAL ESTATE —

BOZEMAN MONTANA



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THIS BROCHURE PROVIDED BY CRAIG DELGER - BOZEMAN REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



140 Village Crossing, Bozeman MT 59715

\$649,999

Acres: ±

MLS#: 402349

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MLS
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INTRODUCTION

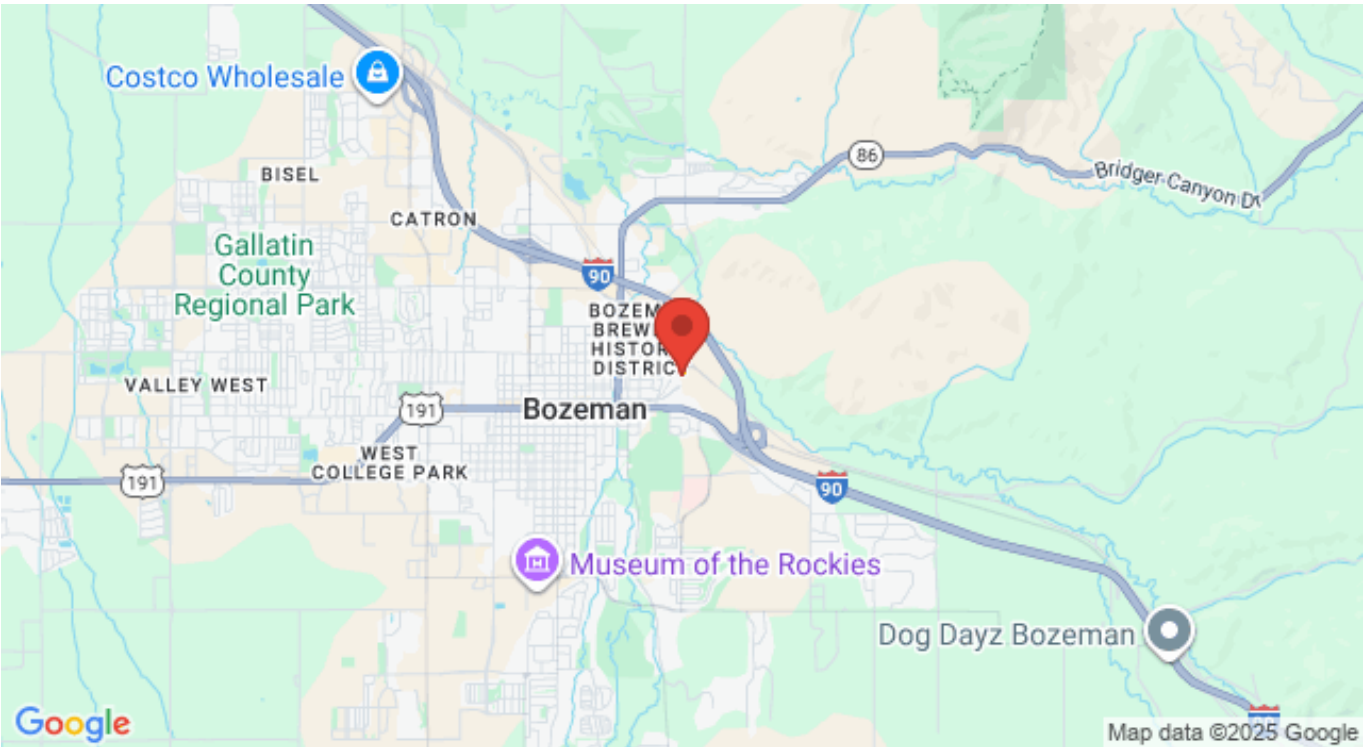
Highly motivated Seller! NEW PRICE AND Seller offering \$5,000 buyer credit with full price offer! Sitting high up on the 4th floor with a rare private balcony and direct Bridger Mountain views, this 2-bed, 2-bath condo literally rises above the rest at The Village Downtown. Few units offer this kind of outdoor space and mountain backdrop at this price, making it one of the best values in the building! The balcony even features a built-in gas hookup, perfect for grilling and enjoying the views. Inside, you'll find soaring 12-foot ceilings, oversized windows that let in tons of natural light, and a spacious layout that blends comfort and functionality. The kitchen and living areas are ideal for entertaining or relaxing, and both bedrooms offer generous space and privacy. The primary suite features a stunning en suite bathroom that feels like your own personal spa, perfect for unwinding after a day on the mountain or in town. This unit also includes a secure covered garage parking spot and a private storage locker for all your gear, perfect for active Bozeman living. Step outside and you're directly connected to trails and within walking distance to top-rated restaurants, coffee shops, breweries, nightlife, and local shopping. Known for its striking architecture, secure entry, and thoughtfully designed common areas, the building offers a peaceful, upscale environment just steps from Main Street. Whether you're grabbing coffee at a local caf, dining out, shopping at downtown boutiques, or hopping on the nearby trail system for a morning run, everything you need is just outside your door. A welcoming lobby, beautiful interior common areas, and a lush central courtyard filled with flowers and greenery in the summer create a sense of community and calm. The entire complex was designed with a lock-and-leave lifestyle in mind, perfect for those who split time between homes or travel often. Living at the Village Downtown means enjoying the best of Bozeman with easy access to nature, walkability to everything downtown, modern amenities, and a strong sense of community all in one low-maintenance, high-comfort package. If you're looking for low-maintenance living with unbeatable mountain views and urban walkability, this is it!



FEATURES

Type:	Residential	Year Built:	2006
Sub Type:	Condominium	Beds:	2
Listing Date:	2025-06-07	Baths:	2
Listing Agent:	Terrence O'Neil of Bozeman Brokers	Heating/Cooling:	ForcedAir RadiantFloor CentralAir

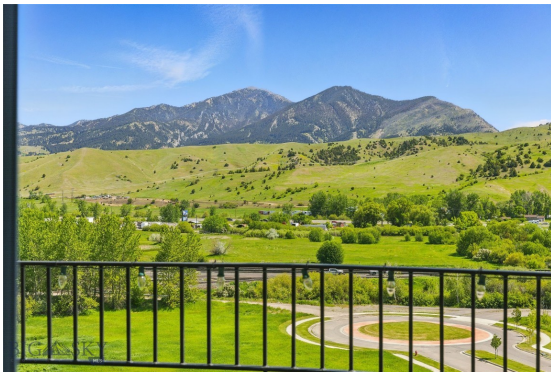
LOCATION



Address: 140 Village Crossing, 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.

BOZEMAN 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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