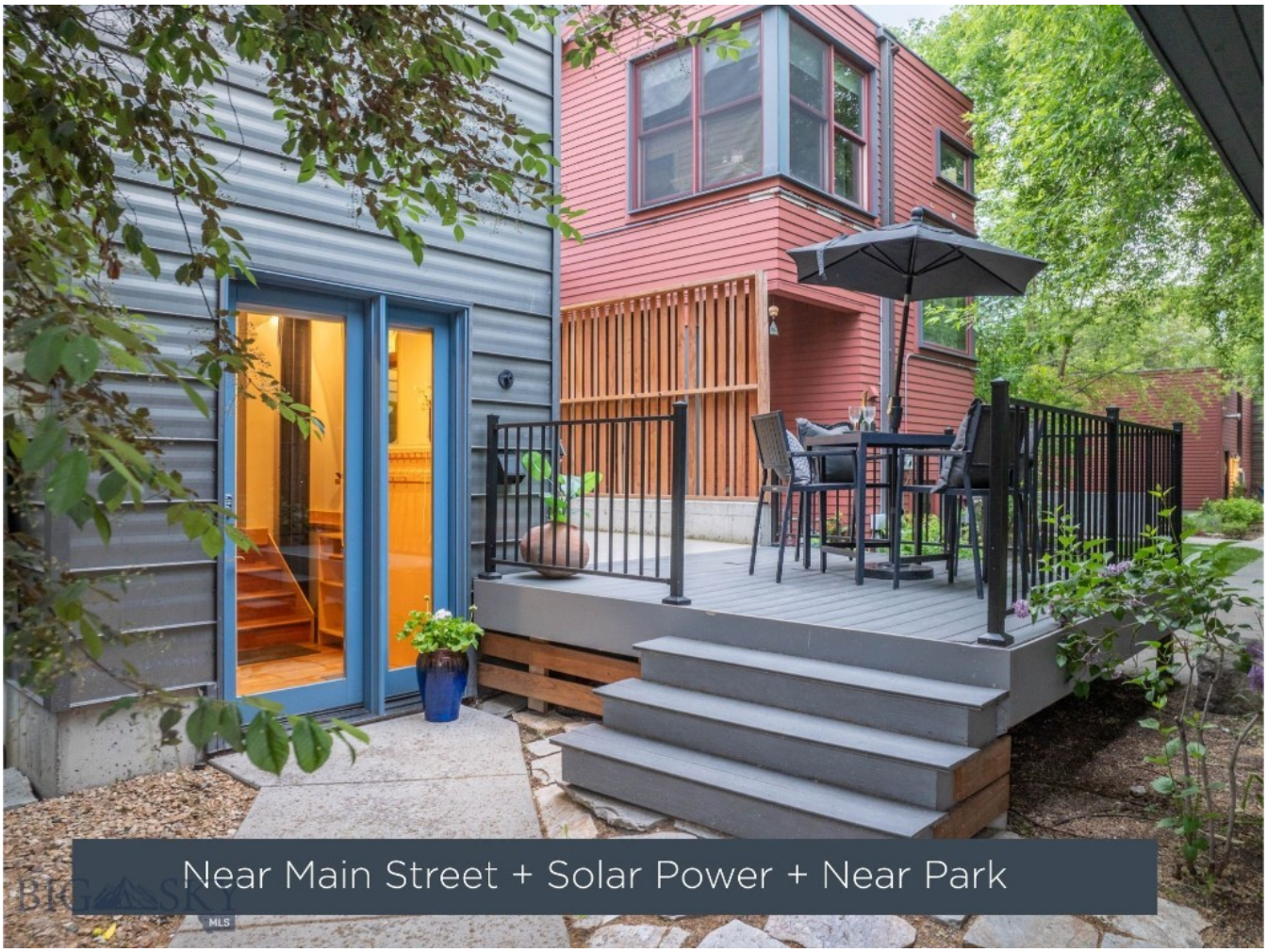
DELGER
REAL ESTATE
BOZEMAN MONTANA

Craig Delger
BROKER / OWNER
406.581.7504

THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT

Powered by Data, Technology, and Local Expertise



309 N Black Avenue, Bozeman MT 59715

$1,495,000
Acres: ± 0.0536
MLS#: 404820

INTRODUCTION

Prime location, downtown lifestyle, and solar-powered efficiencyall in one incredible townhome. Just off Main Street in downtown Bozeman and near Beall Park, this modern retreat offers the perfect blend of urban convenience and peaceful privacy. Inside, you'll find soaring tall ceilings, polished concrete floors, and a gas stove that create a warm, contemporary vibe. The chefs kitchen features updated countertops, stainless steel appliances, a whole-house water softener, and reverse osmosis filtration at the sinkideal for healthy, sustainable living.A flexible bonus room on the main level makes a perfect office, and the updated powder room adds everyday convenience. The living room opens to a fully upgraded redwood-slatted patio, a true private oasis for entertaining or relaxing.Upstairs, enjoy a vaulted master suite with cherry wood floors, walk-in closet, and a spa-style bath with double vanity, oversized tile shower, and anti-fog LED mirror. Step outside to your second private patio with downtown views, perfect for a morning coffee or evening unwind.The daylight basement features two large bedrooms, a full bath, laundry with cabinetry, and an additional living area. Youll also find an unfinished utility room for future expansion or extra storage.This home is solar powered and equipped with a new boiler and three-zone radiant floor heating, delivering year-round comfort and energy savings. The private one-car garage includes built-in shelving. Outside, enjoy low-maintenance landscaping with drip irrigation and seasonal blooms.Live sustainably. Live beautifully. Live in the heart of Bozeman.

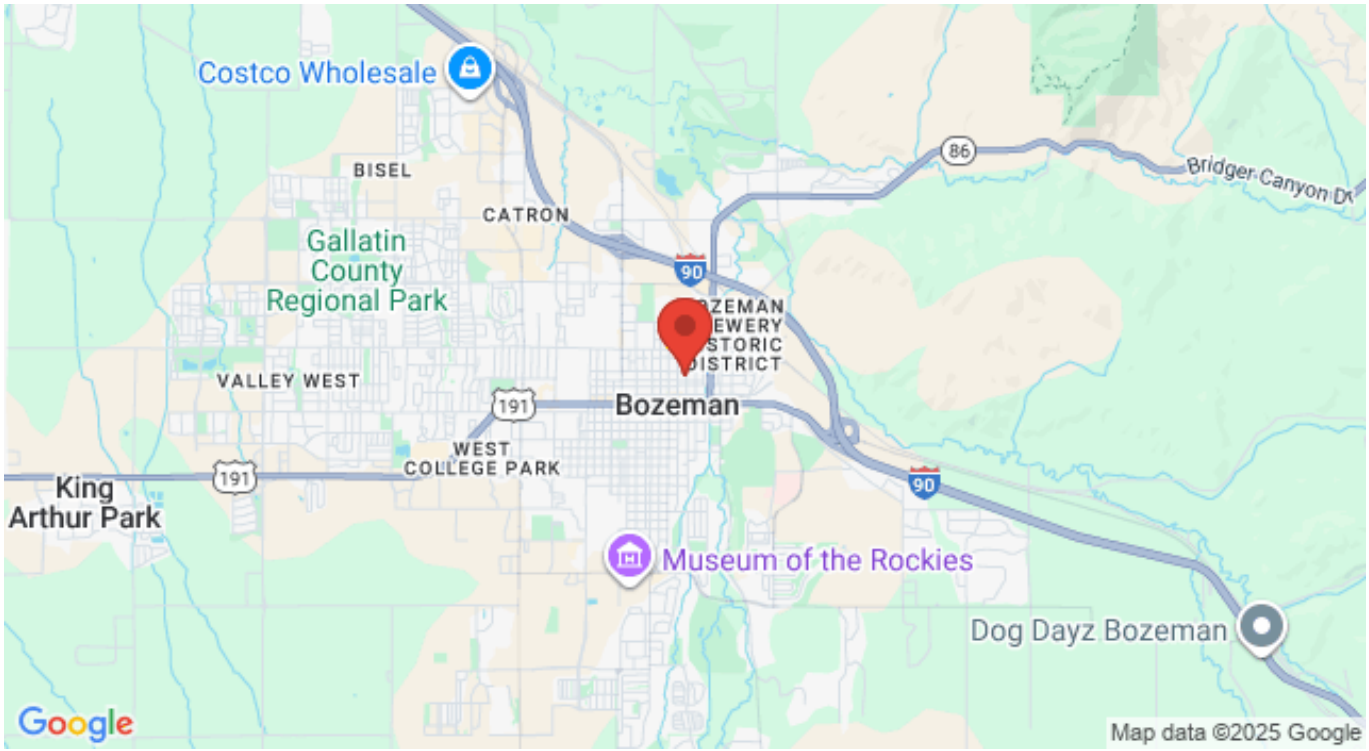
MLS
Information deemed reliable, but not guaranteed

FEATURES

Status:	Active
Type:	Residential
Sub Type:	Townhouse
Acres:	± 0.0536
Water Features:	None
Listing Date:	2025-08-07
Listing Agent:	Tamara Williams of Tamara Williams and Company

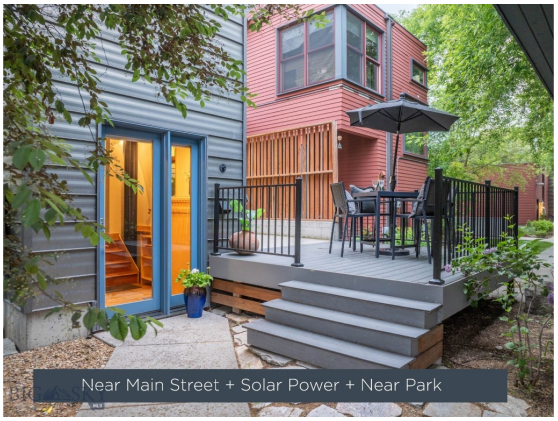
Style:	Contemporary
Year Built:	2005
Beds:	3
Baths:	3
Appliances:	Dryer, Dishwasher, Freezer, Disposal, Microwave, Range, Refrigerator, WaterSoftener, Washer, SomeGasAppliances, Stove
Heating/Cooling:	Baseboard NaturalGas RadiantFloor Solar CeilingFans

LOCATION

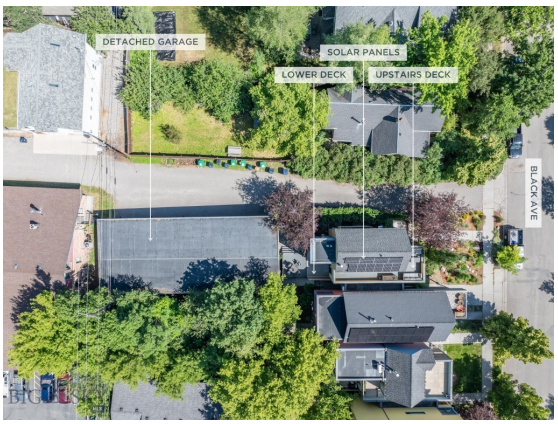


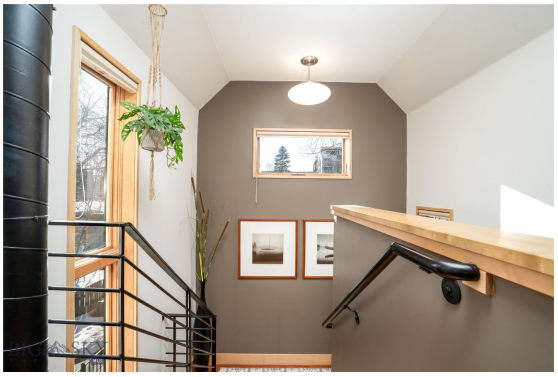
Address: 309 N Black Avenue, Bozeman MT 59715

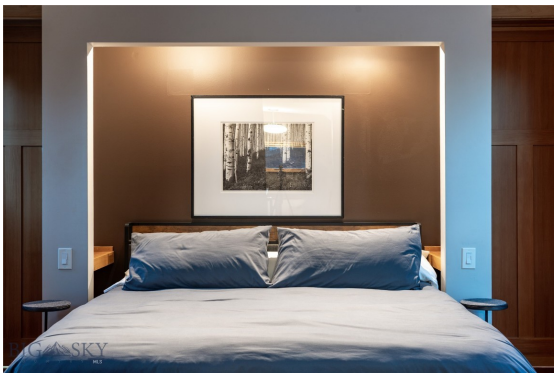
PHOTOS


Near Main Street + Solar Power + Near Park

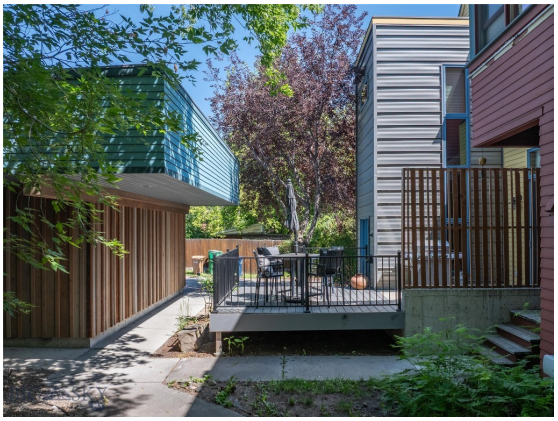
DOWNTOWN BOZEMAN
MONTANA STATE UNIVERSITY
LINDLEY PARK & PETE'S HILL
BEALL PARK


DETACHED GARAGE
SOLAR PANELS
LOWER DECK
UPSTAIRS DECK
BLACK AVE





Ski
BRIDGER BOWL
MONTANA



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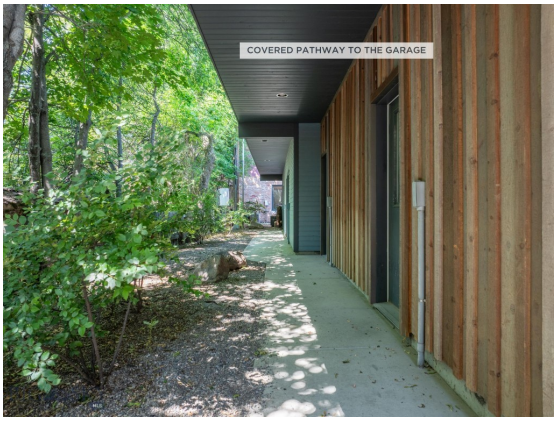

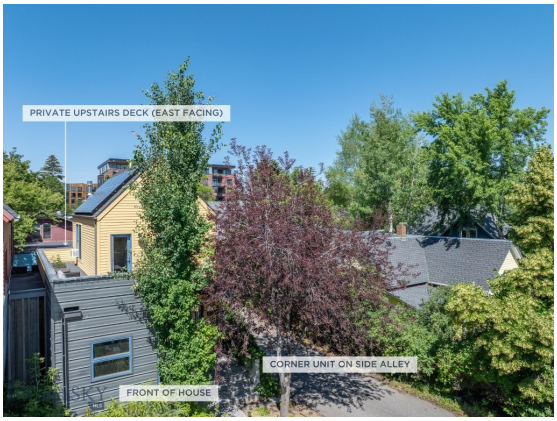

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BOZEMAN LIFESTYLE™

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.

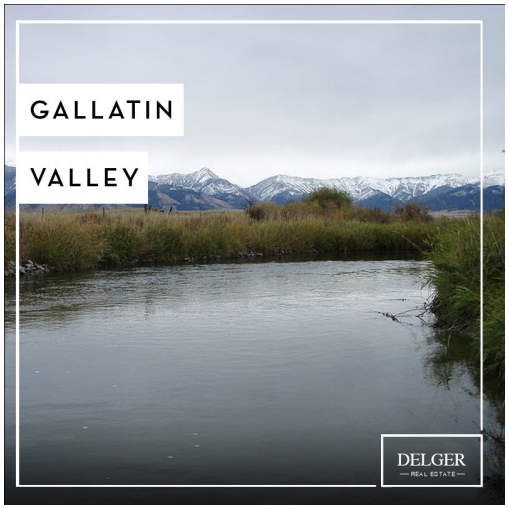
Bozeman is known for its friendly people, sense of community, excellent schools and quality of life. The town has a western charm and a relaxed attitude. The Bozeman Quality Of Life index rates very well due to access to Outdoor Recreation, Amusement, Culture, Education, Medical, Religion, Restaurants 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 word'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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