

# \$449,999 - 519 Nucleus Avenue 303, Columbia Falls

MLS® #30053180

**\$449,999**

2 Bedroom, 1.00 Bathroom, 1,002 sqft  
Residential

N/A, Columbia Falls, MT

Zoned for nightly/weekly rentals; VRBO/Airbnb allowed. Unit is being sold turn-key. Premium 2 bedroom, 1 bathroom condo on the top floor with views into Glacier Park. Spacious, open concept with high ceilings and a cozy gas fireplace. Private covered deck and balcony with gorgeous mountain views. Dedicated, covered parking space. Coded, secured entry to the 8-unit building; elevator or stairs to access this 3rd floor (top) coveted unit. Great location in the heart of downtown Columbia Falls and its restaurants, shops, brewery and the local Farmer's Market. Minutes away from hiking in Glacier Park, skiing at Whitefish Mountain, golfing at Meadow Lake and boating on Flathead Lake.

Built in 2017

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | 30053180    |
| Price          | \$449,999   |
| Bedrooms       | 2           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 1,002       |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Condominium |
| Style          | Other       |
| Status         | Active      |



## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 519 Nucleus Avenue 303 |
| Subdivision | N/A                    |
| City        | Columbia Falls         |
| County      | Flathead               |
| State       | MT                     |
| Zip Code    | 59912                  |

## Amenities

|                |                                                                                              |
|----------------|----------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Security                                                               |
| Utilities      | Cable Available, Electricity Available, Natural Gas Available, High Speed Internet Available |
| Parking Spaces | 1                                                                                            |
| Parking        | Assigned                                                                                     |
| View           | Park/Greenbelt, Mountain(s)                                                                  |

## Interior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Interior Features | Elevator                                                  |
| Appliances        | Dryer, Dishwasher, Microwave, Range, Refrigerator, Washer |
| Heating           | Electric, Forced Air                                      |
| Cooling           | Central Air                                               |
| Fireplace         | Yes                                                       |
| # of Fireplaces   | 1                                                         |
| Basement          | None                                                      |

## Exterior

|            |        |
|------------|--------|
| Foundation | Poured |
|------------|--------|

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 1st, 2025 |
| Days on Market | 114            |
| HOA Fees       | 215            |
| HOA Fees Freq. | Monthly        |