

# \$499,900 - 1700, 817 15 Avenue Sw, Calgary

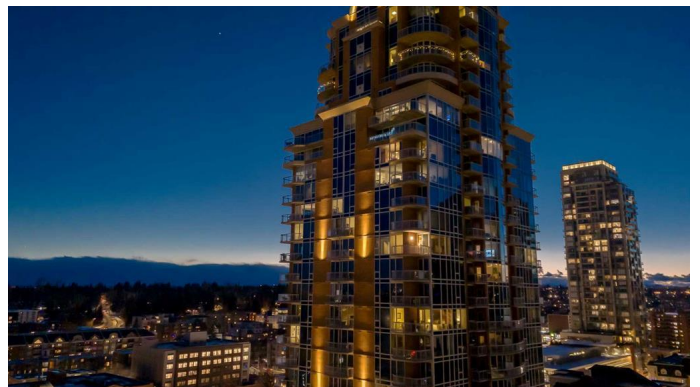
MLS® #A2186172

**\$499,900**

2 Bedroom, 2.00 Bathroom, 900 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

Move Up to the MONTANA ... Spectacular City Skyline Views in the North East Corner Day and Night ... The MONTANA is a Classical Style Condominium Building that Offers an Elegance, Charm, and Sophistication that is Unique in Calgary ... Located in the Best Location in the Beltline Just Around the Corner from the Heart Of the "Uptown" 17th Avenue Shopping and Entertainment District ... Perfectly Proportioned 2 Bedroom 2 Bathroom Suite ... Wake Up to the Sunshine in the Northeast Corner and Enjoy the City Skyline in the Evening ... Built In Wall Unit in the Living Room ... Separate Dining Area ... Kitchen with Breakfast Bar, Pantry, Stainless Steel GE Appliances, and Granite Counters ... Three Large Closets with Custom Organizers ... Second Bedroom with 2 Wall Unit Built Ins with Desk and Book Shelves ... Roller Blinds Throughout with Blackout Bedroom Blinds ... Balcony with Gas BBQ Outlet ... Trash Chute Located on Every Floor ... 3 High Speed Elevators ... Quaint Traditional Lobby with Concierge Service 8 AM to 8 PM Weekdays and 9 AM to 5 PM Weekends ... Gym Located on the Main Floor to be Totally Renovated with New Equipment ... Premium Parking Stall Located on P1 Complete with EV Charger Outlet ... 20 Guest Parking Stalls for Your Guests ... 2 Secure Bicycle Storage Rooms on P1 ... Quiet Tree Lined Boulevard with Bicycle Lane ... Just Around the Corner from Mount Royal Village, Good Life Fitness, The New Save On Foods, Canadian Tire, Best Buy, and



Shoppers Drug Mart ... Enjoy A  
FASHIONABLE INNER CITY LIFESTYLE In  
The MONTANA

Built in 2009

### Essential Information

MLS® #	A2186172
Price	\$499,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Active

### Community Information

Address	1700, 817 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H8

### Amenities

Amenities	Elevator(s), Snow Removal, Fitness Center, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Stall, In Garage Electric Vehicle Charging Station(s), Parkade, Titled, Underground
# of Garages	1

### Interior

Interior Features	Granite Counters, Open Floorplan, Pantry, Breakfast Bar, Bookcases, Built-in Features, High Ceilings
Appliances	Dishwasher, Electric Stove, Refrigerator, Window Coverings,

	Garburator, Microwave Hood Fan, Washer/Dryer Stacked
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	28

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting
Roof	Membrane
Construction	Brick, Concrete

### **Additional Information**

Date Listed	January 17th, 2025
Days on Market	77
Zoning	DC

### **Listing Details**

Listing Office	RE/MAX iRealty Innovations
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