

# \$337,900 - 408, 817 15 Avenue Sw, Calgary

MLS® #A2211575

**\$337,900**

1 Bedroom, 1.00 Bathroom, 645 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

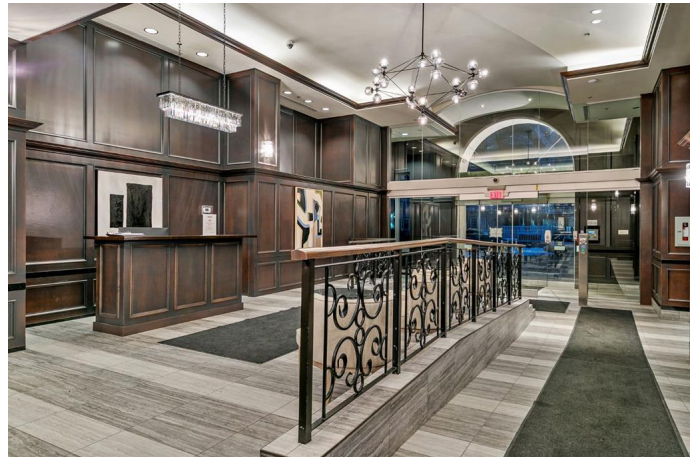
Welcome to the Montana, an iconic landmark that has established itself as one of the most prestigious buildings in Calgary's beltline district. Conveniently located just steps away from restaurants, shops, and the vibrant atmosphere of 17th Avenue, this spacious one-bedroom, one-bathroom home boasts nine-foot ceilings, in-suite laundry, beautiful California Closet organizers, quadruple-paned windows, quiet concrete floors, and a wall-to-wall storage unit in the Den. The kitchen is equipped with granite counters, a breakfast bar, maple cabinetry, a tiled backsplash with under-counter lighting, modern vinyl plank flooring, four upgraded stainless steel appliances, and a garbage disposal. For your convenience, waste chutes are conveniently located on every floor. Additional amenities include an exercise room with a universal gym and cardio machines, 20 guest parking stalls, and concierge service available from 8:00 AM to 8:00 PM weekdays and 9:00 AM to 5:00 PM on weekends. The home also includes a titled underground parking stall and a rare, adjacent, private storage room. The Montana offers an unparalleled lifestyle of convenience.

Built in 2010

## Essential Information

MLS® #                   A2211575

Price                     \$337,900



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 645               |
| Acres          | 0.00              |
| Year Built     | 2010              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 408, 817 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H8               |

### Amenities

|                |                                                                      |
|----------------|----------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Other, Secured Parking                  |
| Parking Spaces | 1                                                                    |
| Parking        | Garage Door Opener, Guest, Heated Garage, Stall, Titled, Underground |
| # of Garages   | 1                                                                    |

### Interior

|                   |                                                                                                            |
|-------------------|------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, See Remarks, Storage, Track Lighting |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer                                 |
| Heating           | Fan Coil, Natural Gas                                                                                      |
| Cooling           | Central Air                                                                                                |
| # of Stories      | 28                                                                                                         |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting |
| Roof              | Membrane, Metal                 |
| Construction      | Concrete                        |
| Foundation        | Poured Concrete                 |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 21st, 2025 |
| Days on Market | 58               |
| Zoning         | DC               |

**Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.