

\$750,000 - 2200, 817 15 Avenue Sw, Calgary

MLS® #A2240458

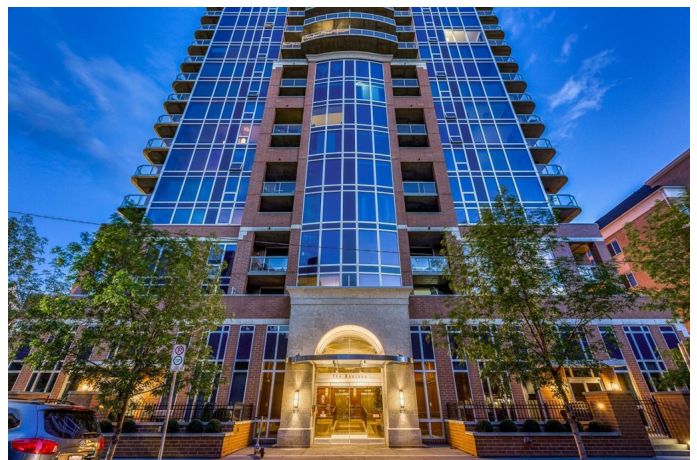
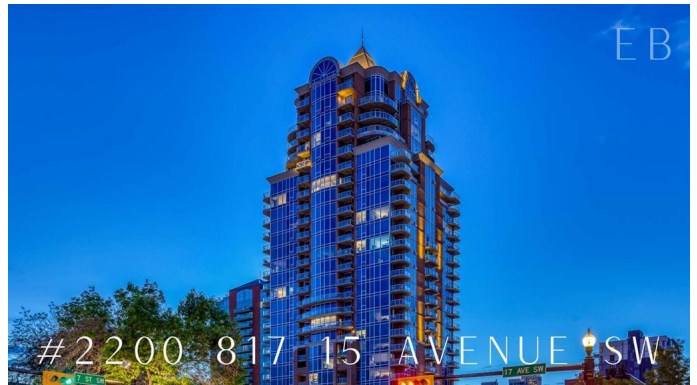
\$750,000

2 Bedroom, 2.00 Bathroom, 1,154 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

*** WATCH THE VIDEO FOR A FULL TOUR AND COMMUNITY HIGHLIGHTS *** NEWLY RENOVATED | 2 TITLED STALLS + EXTRA LARGE STORAGE AREA | UNOBSTRUCTED CITY VIEWS | UPSCALE CONDO LIVING | STEPS TO 17 AVE | Welcome to The Montana, one of Calgary's premier luxury condo buildings, located directly in the heart of the vibrant Beltline district and just steps to 17 Ave and a short walk to the downtown core. This upscale corner unit condo features jaw-dropping city skyline views to the north and east from the oversized covered balcony with a gas hookup, perfect for watching Stampede fireworks, taking in the entire downtown skyline, or simply relaxing with a glass of wine. This unit features an open layout with floor-to-ceiling windows and views from every corner of the home. The kitchen includes a large granite island with built-in wine fridge, freshly painted cabinets, new appliances, plenty of counter space, and a custom tile backsplash. The main living and dining space allows you to comfortably relax and take in the scenery while hosting a dinner party or simply watching your favourite movie. The sizeable primary bedroom features views to the east, a large custom walk-through closet, and a 4-piece ensuite, with new carpet in both bedrooms. The large second bedroom is perfect for guests or a home office, with even more incredible city views. Complete with a large laundry and storage room, an additional 3-piece bathroom, and a spacious



entryway, this unit is ideal for the working professional seeking stylish, upscale living. The high-end building features a full-time concierge, fitness room, secure bike storage, and ample visitor parking. Located one block from GoodLife Fitness, Analog Coffee, Save-On-Foods, Canadian Tire, and countless amazing restaurants and lounges, this is truly an unbeatable location in the Beltline. Please book your private showing today and enjoy summer in style at The Montana.

Built in 2009

Essential Information

MLS® #	A2240458
Price	\$750,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,154
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	2200, 817 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H8

Amenities

Amenities	Elevator(s), Fitness Center, Other, Storage, Trash, Visitor Parking
Parking Spaces	2
Parking	Enclosed, Heated Garage, Parkade, Secured, Stall, Titled, Underground,

Guest, Owned

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Recessed Lighting, Recreation Facilities
Appliances	Bar Fridge, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fan Coil
Cooling	Central Air
# of Stories	28

Exterior

Exterior Features	Lighting, Private Entrance
Roof	Metal
Construction	Concrete

Additional Information

Date Listed	July 28th, 2025
Days on Market	3
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.