

# \$525,000 - 1600, 817 15 Avenue Sw, Calgary

MLS® #A2209790

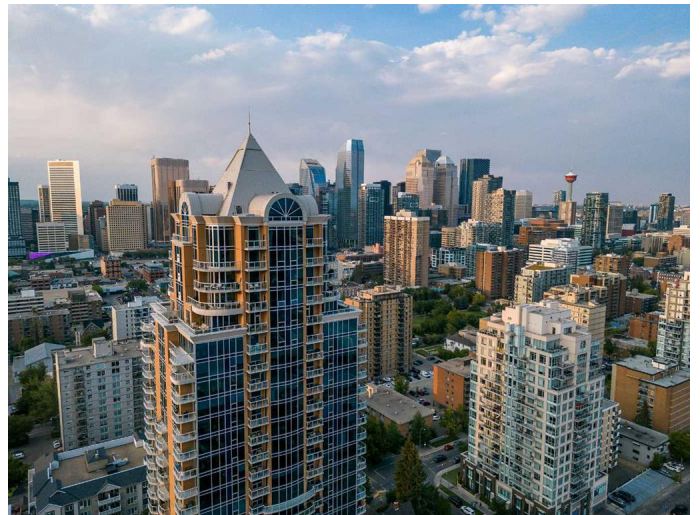
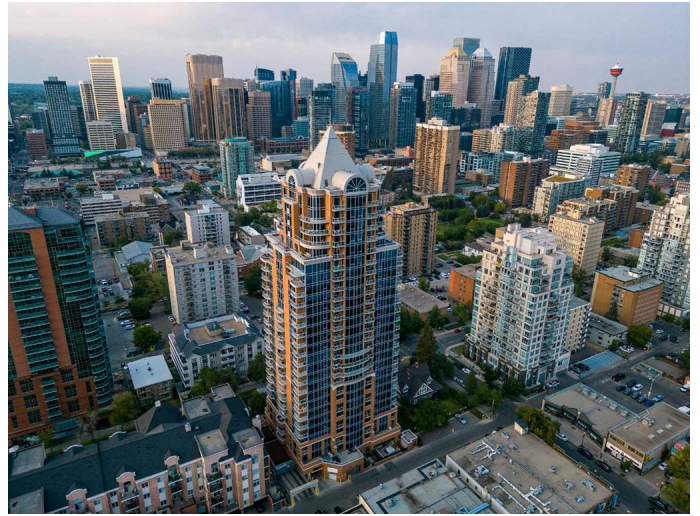
**\$525,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

The MONTANA is a Classical Style Condominium Building that Offers a Sophistication, Charm, and Elegance that is Unique in Calgary ... The MONTANA is in the Best Location in the Beltline Just Around the Corner from the Heart of the "Uptown" 17th Avenue Shopping and Entertainment District ... Spectacular City Skyline Views from the North East Corner Day and Night .. Wake Up to the Sunshine and Enjoy the City Skyline in the Evening ... Montana 1600 is an Exceptional Opportunity to Own a Suite that Shows JUST LIKE NEW ... Featuring Newer ENGINEERED HARDWOOD FLOORS ... Perfectly Proportioned Two Bedroom Two Bathroom Suite ... Separate Living and Dining Areas ... Rich Espresso Wood Kitchen Cabinets with Breakfast Bar, Pantry, Stainless Steel GE Appliances, and Granite Counters ... Three Large Closets ... The MONTANA Features Beautiful High Quality Windows with 4 Panes of Glass which Ensures Sound Privacy ... Wrap Around Balcony with Gas BBQ Outlet ... Trash Chute Located on Every Floor ... 3 High Speed Elevators ... Quaint Traditional Panelled Lobby with Concierge Service 8 AM to 8 PM Weekdays And 9 AM to 5 PM Weekends ... Gym Located on the Main Floor ... EXTRA WIDE Parking Stall Located on P-2 ... Extra Large Storage Locker ... 20 Guest Parking Stalls for Your Guests ... 2 Secure Bicycle Storage Rooms On P1 ... The MONTANA is Located on a Quiet Tree Lined Boulevard with Bicycle Lane ... Just Around



the Corner from Mount Royal Village, Good Life Fitness, 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® #	A2209790
Price	\$525,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	900
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	1600, 817 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H8

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Secured Parking, Storage, Visitor Parking
Parking Spaces	1
Parking	Guest, Heated Garage, Parkade, Secured, Stall, Titled, Underground
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, No
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	Smoking Home, Open Floorplan, Pantry
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Fan Coil, Natural Gas
Cooling	Central Air
# of Stories	28

## Exterior

Exterior Features	Balcony, Lighting, Storage
Roof	Membrane
Construction	Brick, Concrete

## Additional Information

Date Listed	April 10th, 2025
Days on Market	7
Zoning	DC

## Listing Details

Listing Office	RE/MAX iRealty Innovations
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