# \$349,000 - 408, 817 15 Avenue Sw, Calgary

MLS® #A2211575

## \$349,000

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 \$349,000 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, Microwave Hood Fan, Refrigerator, Washer/Dryer, Electric

Range

Heating Natural Gas, Fan Coil

Cooling Central Air

# of Stories 28

#### **Exterior**

Exterior Features Balcony, BBQ gas line, Lighting

Roof Metal, Membrane

Construction Concrete

Foundation Poured Concrete

## **Additional Information**

Date Listed April 21st, 2025

Days on Market 10 Zoning DC

# **Listing Details**

Listing Office Coldwell Banker Mountain Central

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