

# \$353,000 - 803, 817 15 Avenue Sw, Calgary

MLS® #A2247402

**\$353,000**

1 Bedroom, 1.00 Bathroom, 657 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

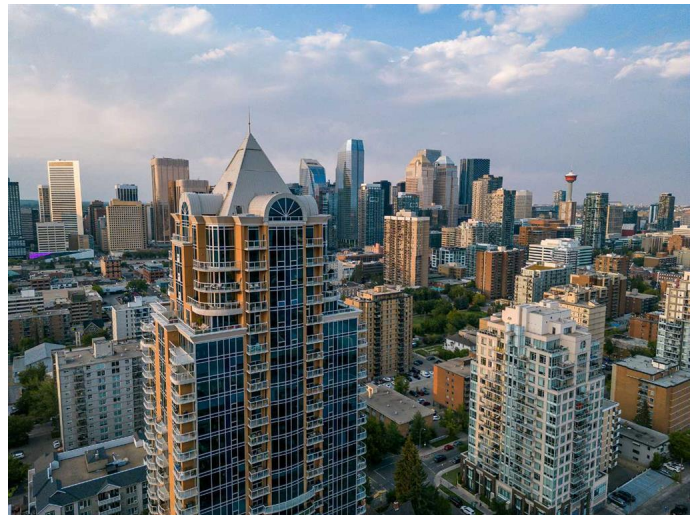
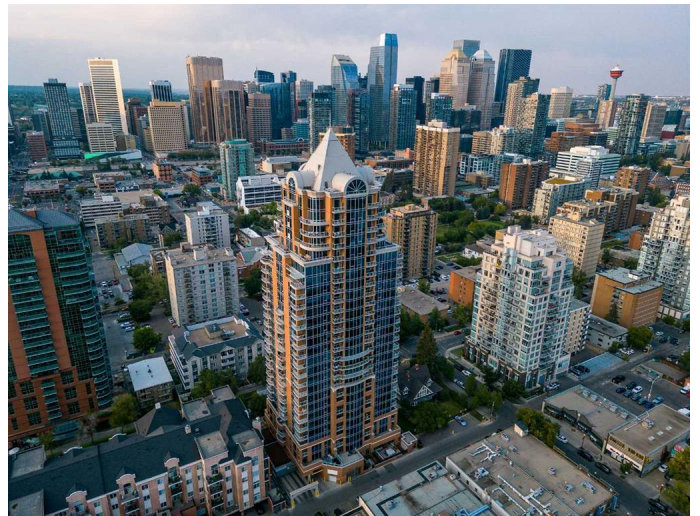
The MONTANA is a Classical Style Building Just Around the Corner from Mount Royal Village and Tompkins Park in the Heart of the "Uptown 17th Avenue" Shopping and Entertainment District - The MONTANA Offers a Sophistication, Charm, and Elegance that is Unique in Calgary - Large One Bedroom with a Separate 9' x 5' Den for Your Home Office - Newly Painted Throughout - Sunny and Spacious 20' x 10' Living/Dining Room with Engineered Hardwood Floors Facing South Overlooking the Ambiance of 17th Avenue and the Trees of Mount Royal - (South Facing One Bedroom and Den Suites only go as High as the 9th Floor) - Rich Espresso Cabinets with Stainless Steel Appliances & Granite Counters with Breakfast Bar - High Quality Windows with 4 Pane Glass Ensures Quiet Comfort - Private Balcony with Gas BBQ Outlet - Trash Shute on Every Floor - 3 High Speed Elevators - Quaint Panelled Lobby with Daily Concierge Service - Soon to be Renovated Gym - Secure Bicycle Room - 22 Guest Parking Stalls - Just Around the Corner From Save-On Foods, Canadian Tire, Best Buy, and Shoppers Drug Mart - ENJOY A FASHIONABLE INNER CITY LIFESTYLE AT THE MONTANA

Built in 2009

## Essential Information

MLS® # A2247402

Price \$353,000



|                |                   |
|----------------|-------------------|
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 657               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 803, 817 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H8               |

### Amenities

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

### Interior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, Open Floorplan, Breakfast Bar, Elevator, High Ceilings                                         |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings, Garburator |
| Heating           | Natural Gas, Fan Coil                                                                                            |
| Cooling           | Central Air                                                                                                      |
| # of Stories      | 28                                                                                                               |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Lighting, Storage |
| Construction      | Concrete, Brick                          |

### Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 12th, 2025 |
| Days on Market | 57                |
| Zoning         | DC                |

**Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

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