

# \$1,558,000 - 2500, 817 15 Avenue Sw, Calgary

MLS® #A2185393

**\$1,558,000**

3 Bedroom, 3.00 Bathroom, 2,302 sqft  
Residential on 0.00 Acres

Beltline, Calgary, Alberta

\*\*\*See 3D tour\*\*\* Spectacular sub-penthouse in the prestigious Montana building! Located in the heart of lower Mount Royal, this executive condo occupies the entire east half of the 25th floor featuring over 2300 sf of luxurious living. Seldom do you find condos of this size featuring 3 spacious bedrooms and a den plus expansive living areas! Take in the twinkling north view of the downtown skyscrapers, enjoy the morning east sun and all day south exposure, plus the gorgeous west views of the Rocky Mountains! The master bedroom is truly its own suite with a sitting area, huge walk-in closet, full 5 pce ensuite bath and private deck! The other 2 bedrooms are located on the opposite end of the condo providing the ultimate in privacy. With the other bedrooms are another full bath, guest half bath and full size laundry room. In between the bedroom wings are the spacious dining, kitchen, living and den/office areas all with floor to ceiling upgraded R-value "Visionwall" windows. There are 4 total covered balconies to take in the views all around. Centrally located is the chef's grade kitchen with Wolf and Liebherr appliances, gas cooktop, large island, and built-in beverage fridge. Included with this residence are 2 side by side titled parking stalls, each with storage units directly in front. Featuring 3 elevators, conference and exercise rooms, and a grand hotel-like lobby, the Montana is truly a special residence and must be seen to be appreciated. Live in the heart of Lower Mt



2500-817 15 Ave SW, Calgary, AB



While regions are excluded from total floor area in OUTSIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Royal and enjoy all the amenities within walking distance in this amazing neighbourhood!

Built in 2009

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2185393    |
| Price          | \$1,558,000 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,302       |
| Acres          | 0.00        |
| Year Built     | 2009        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Active      |

### **Community Information**

|             |                        |
|-------------|------------------------|
| Address     | 2500, 817 15 Avenue Sw |
| Subdivision | Beltline               |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2R 0H8                |

### **Amenities**

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking |
| Parking Spaces | 2  |
| Parking        | Parkade, Underground                         |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Crown Molding, Elevator, Granite Counters, Storage |
| Appliances        | Bar Fridge, Dishwasher, Dryer, Microwave, Range Hood, Refrigerator,  |

|                 |  |
|-----------------|--|
|                 | Washer, Built-In Oven, Gas Cooktop, Window Coverings |
| Heating         | See Remarks  |
| Cooling         | Central Air  |
| Fireplace       | Yes  |
| # of Fireplaces | 1  |
| Fireplaces      | Gas  |
| # of Stories    | 28   |

### **Exterior**

|                   |          |
|-------------------|----------|
| Exterior Features | Other    |
| Lot Description   | Other    |
| Roof              | Metal    |
| Construction      | Concrete |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 6th, 2025 |
| Days on Market | 66                |
| Zoning         | DC (pre 1P2007)   |

### **Listing Details**

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

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