

# \$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

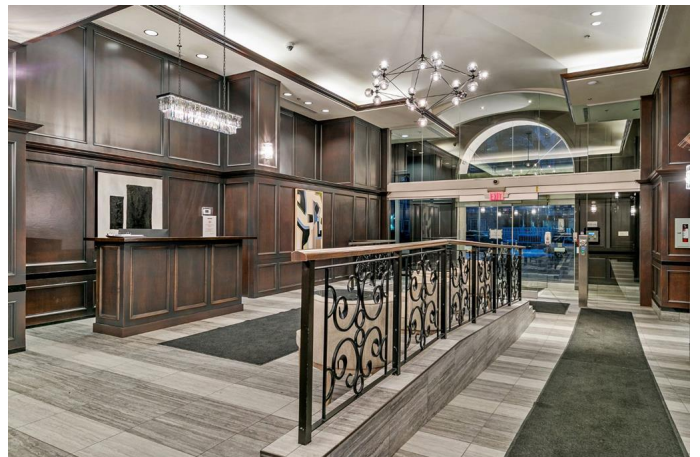
Welcome to the Montana, an iconic landmark that has established itself as one of the most prestigious buildings in Calgary's beltline district. Conveniently located just steps away from restaurants, shops, and the vibrant atmosphere of 17th Avenue, this spacious one-bedroom, one-bathroom home boasts 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, Secured Parking, Other
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, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Natural Gas, Fan Coil
Cooling	Central Air
# of Stories	28

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Lighting
Roof	Membrane, Metal
Construction	Concrete
Foundation	Poured Concrete

**Additional Information**

Date Listed            April 21st, 2025  
Zoning                 DC

**Listing Details**

Listing Office            Coldwell Banker Mountain Central

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