## \$499,900 - 800, 817 15 Avenue Sw, Calgary

MLS® #A2186171

#### \$499,900

2 Bedroom, 2.00 Bathroom, 900 sqft Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The MONTANA 800 Located in the NE Corner with City Skyline Views ... THE MONTANA is an Classical Style Building Located on a Quiet Tree Lined Street Just Around the Corner from the Heart of the Vibrant "Uptown 17th Avenue" Shopping & Entertainment District ... The MONTANA Offers an Elegance, Style, & Sophistication That is Unique in Calgary ... Recently Redecorated with Luxury Vinyl Plank Floors & Painted Walls, Doors, & Trim Throughout ... Perfectly Proportioned Two Bedroom Two Bathroom Suite with Separate Dining Area ... Three Large Closets ... New Lighting & Electric Blinds Throughout ... Vision Wall Sound Proof Windows for Noise Privacy ... Rich Dark Espresso Wood Veneer Cabinets with Black Granite Counters & GE Stainless Steel Appliances ... Wrap Around Balcony with Gas BBQ Outlet ... Waste Shute Located on Every Floor for Your Convenience ... Amenities Include an Exercise Room with Universal Gvm & Cardio Machines ... 20 Guest Parking Stalls, & Concierge Service 8 AM to 8 PM Weekdays & 9 AM to 5:00 PM on the Weekends ... Live in a Luxurious Building Reminiscent of a Quaint Hotel in One of the Best Locations in Beltline / South Downtown ... So Many Amenities Just Around the Corner Including Save-On Foods, Canadian Tire, Good Life Fitness, Best Buy, & Shoppers Drug Mart ... Many Fine Restaurants & Eateries of Every Kind only Steps Away ... And All The Trendy Coffee Shops Too ... Enjoy a







# FASHIONABLE INNER CITY LIFESTYLE in The MONTANA

Built in 2009

#### **Essential Information**

MLS® # A2186171 Price \$499,900

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 900
Acres 0.00
Year Built 2009

Type Residential
Sub-Type Apartment
Style High-Rise (5+)

Status Active

#### **Community Information**

Address 800, 817 15 Avenue Sw

Subdivision Beltline
City Calgary
County Calgary
Province Alberta
Postal Code T2R 0H8

#### **Amenities**

Amenities Elevator(s), Fitness Center, Storage, Visitor Parking, Garbage Chute,

Secured Parking

Parking Spaces 1

Parking Underground, Stall

Interior

Interior Features High Ceilings, No Animal Home, No Smoking Home, Breakfast Bar,

Granite Counters, Open Floorplan, Pantry

Appliances Dishwasher, Electric Stove, Refrigerator, Washer/Dryer Stacked,

Window Coverings, Garburator, Microwave Hood Fan

Heating Fan Coil, Natural Gas

Cooling Central Air

# of Stories 28

#### **Exterior**

Exterior Features Balcony, Storage, Lighting

Construction Concrete, Brick

#### **Additional Information**

Date Listed January 28th, 2025

Days on Market 45

Zoning DC

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.