

# \$449,900 - 207, 817 15 Avenue Sw, Calgary

MLS® #A2256795

**\$449,900**

2 Bedroom, 2.00 Bathroom, 968 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the Bristol floorplan in The Montana, Calgary's premier luxury condominium. This remarkable 2-bedroom, 2-bathroom corner suite boasts 968 SF of upgraded living space. Floor-to-ceiling windows provide magnificent views of the downtown skyline. Recent updates include new luxury vinyl plank flooring, under-cabinet lighting, granite countertops, updated stainless steel appliances and modern light fixtures. The master suite showcases a 4-piece ensuite bathroom and custom built-in closet organizers. Large 2nd bedroom with an adjacent 3 piece bath. The full length balcony, equipped with a gas line for a BBQ or patio heater, extends your living space, central A/C, triple-paned windows ensure year-round comfort and tranquility. Titled underground parking stall and in-suite laundry complete the unit. Residents enjoy premium amenities, including a 24/7 fitness facility (currently undergoing renovations), secure bike storage, a business boardroom, 20 stall visitor parking, three high-speed elevators and full-time concierge provides a 5-star hotel-inspired living experience. Perfectly situated adjacent to Mount Royal Village Mall and just steps from the vibrant shops, caf  s, grocery stores, restaurants, and the nightlife of 17th Avenue. Quick possession available. Click on the 3D virtual tour

Built in 2009



## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256795          |
| Price          | \$449,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 968               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 207, 817 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H8               |

## Amenities

|                |                                                                                               |
|----------------|-----------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Secured Parking, Visitor Parking |
| Parking Spaces | 1                                                                                             |
| Parking        | Parkade, Secured, Titled, Underground                                                         |

## Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan    |
| Appliances        | Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                            |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 27                                                                                               |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
|-------------------|-----------------------|

Construction            Brick, Concrete, Stucco

**Additional Information**

Date Listed            September 13th, 2025  
Days on Market        24  
Zoning                  DC (pre 1P2007)

**Listing Details**

Listing Office           Sotheby's International Realty Canada

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