

\$545,000 - 1702, 817 15 Avenue Sw, Calgary

MLS® #A2263902

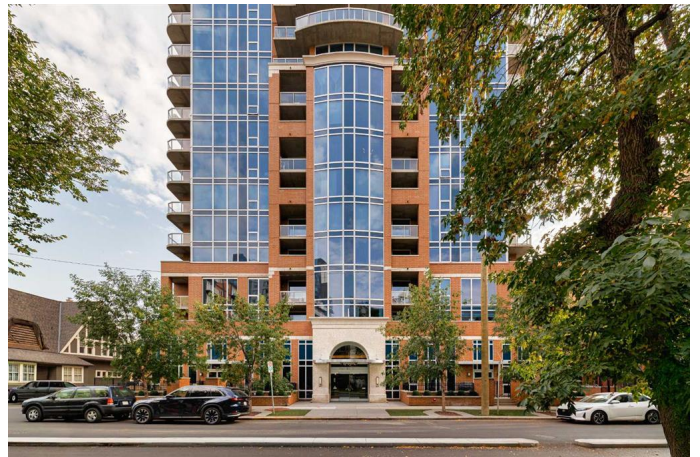
\$545,000

2 Bedroom, 2.00 Bathroom, 897 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

AMAZING CITY + MOUNTAIN VIEWS | 2 BED - 2 BATH | HIGH FLOOR O2™ UNIT | HEATED UNDERGROUND PARKING | CONCIERGE | GYM | Welcome to Unit 1702 @ The Montana - an A+ executive condo building in the heart of Calgary's vibrant Beltline. This coveted O2™ floor plan corner unit on a high floor is arguably the best 2 bed, 2 bath layout in the building, perfectly positioned on a high floor to showcase breathtaking panoramic views of downtown and the mountains. Enjoy stunning sunrises, sunsets, and dramatic storm-watching from the comfort of your living room - there's always something to admire. The smart, split-bedroom design ensures privacy, with spacious bedrooms flanking an open-concept living space. Tasteful upgrades include wide plank light vinyl flooring and a fresh, modern paint palette that elevates the home's urban elegance. The unit also features in-suite laundry, a heated underground parking stall, and a separate storage locker. The Montana is a Manhattan-inspired landmark featuring full concierge service, a gym (currently being renovated), and exceptional proximity to downtown offices, shopping, restaurants, and the energy of 17th Ave. Whether you're working from home or heading out for the evening, this location offers the ultimate inner-city lifestyle with all the convenience and style of upscale living. Don't miss your chance to own a piece of the Calgary skyline.



Built in 2009

Essential Information

MLS® #	A2263902
Price	\$545,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	897
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	1702, 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, Storage, Visitor Parking
Parking Spaces	1
Parking	Stall, Titled, Underground
# of Garages	1

Interior

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

Exterior

Exterior Features Balcony
Construction Brick, Concrete

1702, 817 15 AVENUE SW
RECA MEASUREMENT STANDARD Calgary, AB
MAIN LEVEL (AG) - 896.82 Sq.Ft. / 83.31 m²
TOTAL ABOVE GRADE RMS SIZE - 896.82 Sq.Ft. / 83.31 m²

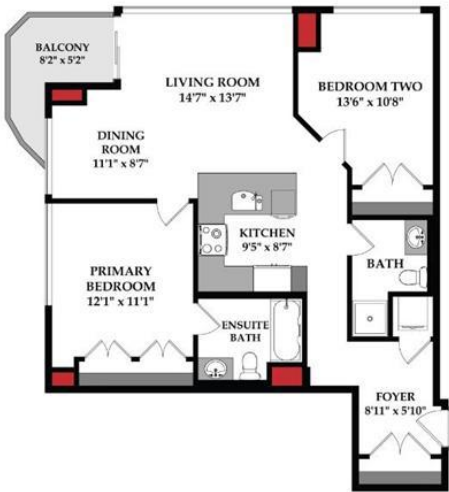


Additional Information

Date Listed October 14th, 2025
Days on Market 37
Zoning DC (pre 1P2007)

Listing Details

Listing Office RE/MAX House of Real Estate



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