

# \$559,000 - 1507, 817 15 Avenue Sw, Calgary

MLS® #A2251851

**\$559,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Montana â€“ Calgaryâ€™s premier luxury building, where contemporary elegance meets unmatched convenience. A full-time concierge welcomes you and your guests in the grand foyer, overseeing operations, security, and maintenance to provide a 5-star hotel-inspired living experience. This remarkable 2-bedroom, 2-bathroom corner suite boasts 900 sq. ft. of upgraded living space on the 15th floor. Floor-to-ceiling windows provide magnificent panoramic views of the downtown skyline, the lush landscapes of Mount Royal, and the mountains to the west. Every detail in this home has been meticulously considered, showcasing premium finishes. With over \$100,000 in recent renovations, it features luxury Centura vinyl plank flooring, a timeless kitchen with a mix of walnut and flat white cabinetry, illuminated floating shelves, under-cabinet lighting, imported quartz countertops and backsplash with a waterfall island, designer tile, charcoal stainless steel appliancesâ€”including a beverage center in the fridge, Bosch dishwasher, and LG washer and dryer towerâ€”modern light fixtures, and a spacious Blanco kitchen sink. The master ensuite showcases marble-inspired tile throughout, Krion countertops, and all-new bath fixtures. This stunning 3-piece bathroom is a true work of art, featuring clean lines, designer wallpaper accents, and subway tiles adorned with brushed gold fixtures. The wrap-around balcony, equipped with a gas line



for a BBQ, extends your living space, while central A/C, triple-paned windows with switch-controlled openings, and superior "Vision-Wall" construction ensure year-round comfort and tranquility. Residents enjoy premium amenities, including a 24/7 fitness facility (currently undergoing renovations), secure bike storage, a business boardroom, visitor underground parking, and three high-speed elevators. Perfectly situated above the expanded Mount Royal Village Mall and just steps from the vibrant shops, caf  s, grocery stores, restaurants, and nightlife of 17th Avenue, this professionally cleaned, move-in ready condo offers an ideal blend of luxury, location, and lifestyle. Make sure to experience the full 3D virtual tour!

Built in 2009

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS   #        | A2251851          |
| Price          | \$559,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 900               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 1507, 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 1

Parking Secured, Titled, Underground

### Interior

Interior Features Closet Organizers, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting

Appliances Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Heating Fan Coil

Cooling Central Air

# of Stories 28

### Exterior

Exterior Features Balcony

Construction Concrete

### Additional Information

Date Listed September 4th, 2025

Days on Market 5

Zoning DC (pre 1P2007)

### Listing Details

Listing Office Century 21 Bamber Realty LTD.

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