

# \$325,000 - 808, 817 15 Avenue Sw, Calgary

MLS® #A2256560

**\$325,000**

1 Bedroom, 1.00 Bathroom, 651 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

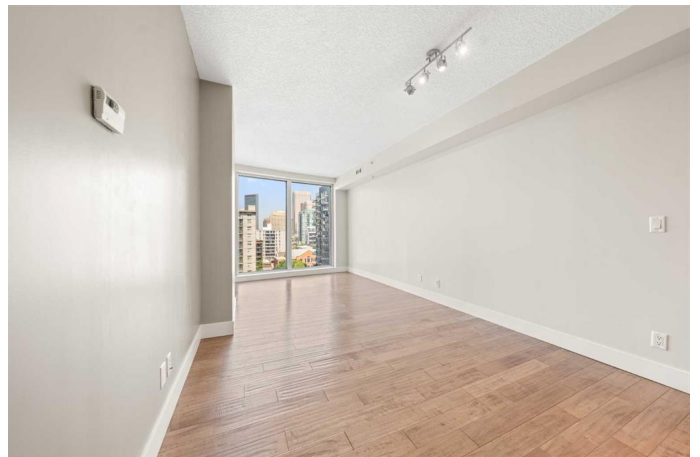
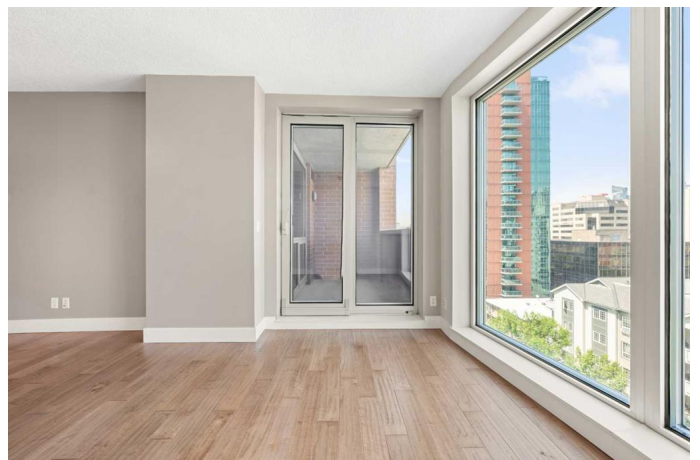
Welcome to The Montana – 808, 817 15 Avenue SW

Experience elevated downtown living in this exceptional one-bedroom plus den condo that combines luxury and comfort. Perfectly positioned on the preferred side of the building, this residence offers panoramic skyline vistas and an abundance of natural light.

This home offers 650 SqFt of well-designed space showcasing high-end finishes throughout: ENGINEERED HARDWOOD FLOORS, 9-foot ceilings, espresso-stained maple cabinetry, GRANITE COUNTERTOPS in both kitchen and bath, STAINLESS STEEL APPLIANCES, IN-UNIT LAUNDRY and elegant ceramic tile details. Floor-to-ceiling windows fill the space with natural light, while central A/C ensures comfort year-round.

Enjoy the convenience of a GARBAGE CHUTE on the same floor, and a TITLED HEATED UNDERGROUND PARKING. The Montana is a premier building offering concierge service, a fully equipped fitness centre, and meticulously maintained common areas that exude downtown sophistication.

Just steps away from 17th Avenue’s vibrant restaurants, caf  s, and boutique shops, this home puts you in the heart of Calgary’s most dynamic district—perfect



for professionals or anyone seeking a stylish,  
low-maintenance lifestyle.

Don't miss your chance to own this  
beautiful condo—book your private viewing  
today!

Built in 2009

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2256560          |
| Price          | \$325,000         |
| Bedrooms       | 1                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 651               |
| Acres          | 0.00              |
| Year Built     | 2009              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 808, 817 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H8               |

**Amenities**

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Visitor Parking, Garbage Chute |
| Parking Spaces | 1                                                           |
| Parking        | Underground                                                 |

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home, See Remarks             |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Range Hood, |

|              |                        |
|--------------|------------------------|
|              | Washer                 |
| Heating      | Natural Gas, Heat Pump |
| Cooling      | Central Air, Rough-In  |
| # of Stories | 28                     |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Stone |

## Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 12th, 2025 |
| Days on Market | 53                   |
| Zoning         | DC (pre 1P2007)      |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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