

\$530,000 - 1507, 817 15 Avenue Sw, Calgary

MLS® #A2251851

\$530,000

2 Bedroom, 2.00 Bathroom, 900 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The "Montana," Calgary's premier luxury building, where contemporary elegance blends seamlessly with 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 appliances—including a beverage center in the fridge & induction stove, Bosch dishwasher, and LG washer and dryer tower—modern light fixtures, and a spacious Blanco kitchen sink w/garburator. 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	\$530,000
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 Stove, 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	37
Zoning	DC (pre 1P2007)

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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