

# \$498,800 - 402, 817 15 Avenue Sw, Calgary

MLS® #A2224878

**\$498,800**

2 Bedroom, 2.00 Bathroom, 887 sqft

Residential on 0.00 Acres

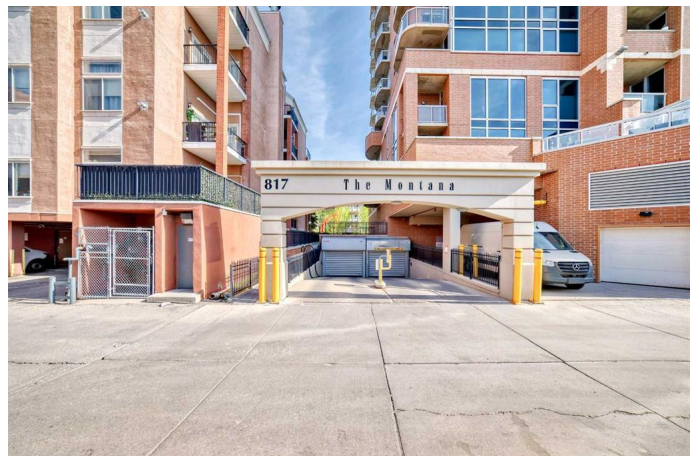
Beltline, Calgary, Alberta

The MONTANA is a classical style building located in the heart of shopping and entertainment district, walking distance to 17th Ave. This is a 2 bed and 2 bath with bright and sunny SOUTH view of Calgary beautiful skyline. Entering into this unit you are welcomed by dark hardwood floors in hallway, kitchen, living room and dining area, 9' ceilings, in-suite laundry, granite counters, two generous-sized bedroom with walk-in closet. Balcony with gas BBQ outlet. Central air condition keeps the home cool all summer long. One titled underground parking stall, and storage locker come with the unit. This building has 3 high-speed elevators, gym on the main floor totally renovated with new equipment, waste chute on every floor, professional and convenient concierge services available to all residents. MONTANA is the best location in Beltline, just around the corner from Uptown 17th Ave and Mount Royal Village, enjoy the fashionable Inner City lifestyle!

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2224878  |
| Price          | \$498,800 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 2         |
| Square Footage | 887       |



|            |                   |
|------------|-------------------|
| Acres      | 0.00              |
| Year Built | 2010              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 402, 817 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H8               |

### **Amenities**

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Parking, Secured Parking, Storage, Visitor Parking, Fitness Center |
| Parking Spaces | 1                                                                               |
| Parking        | Heated Garage, Titled, Underground                                              |

### **Interior**

|                   |                                                                            |
|-------------------|----------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                                            |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer |
| Heating           | Natural Gas, Fan Coil                                                      |
| Cooling           | Central Air                                                                |
| # of Stories      | 28                                                                         |

### **Exterior**

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

### **Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 26th, 2025 |
| Days on Market | 20             |
| Zoning         | DC             |

### **Listing Details**

|                |                      |
|----------------|----------------------|
| Listing Office | Homecare Realty Ltd. |
|----------------|----------------------|

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