

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

MLS® #A2263902

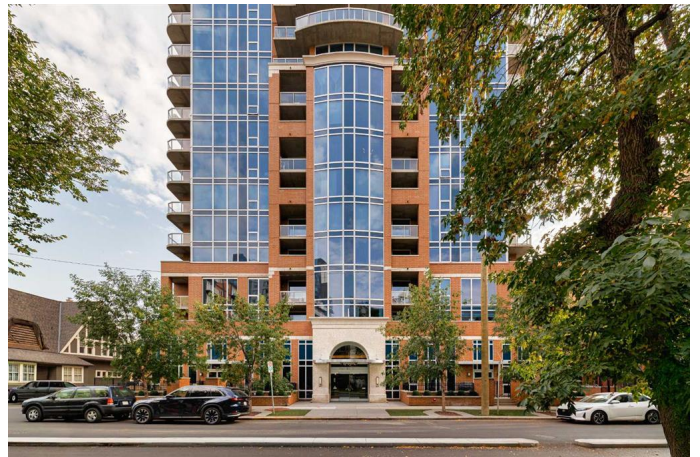
**\$545,000**

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 02<sup>nd</sup> 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 02<sup>nd</sup> 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, Storage, Visitor Parking, Garbage Chute |
| 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

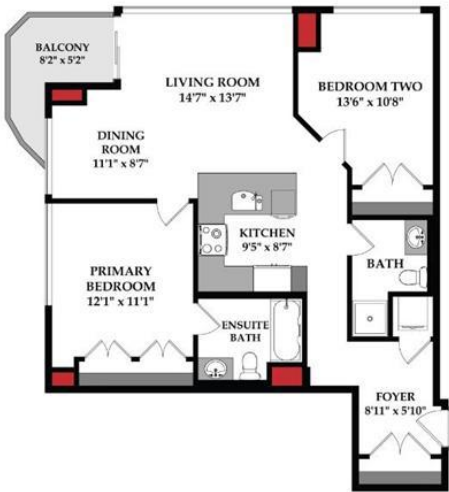


**Additional Information**

Date Listed            October 14th, 2025  
Days on Market        20  
Zoning                  DC (pre 1P2007)

**Listing Details**

Listing Office           RE/MAX House of Real Estate



Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.