

\$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

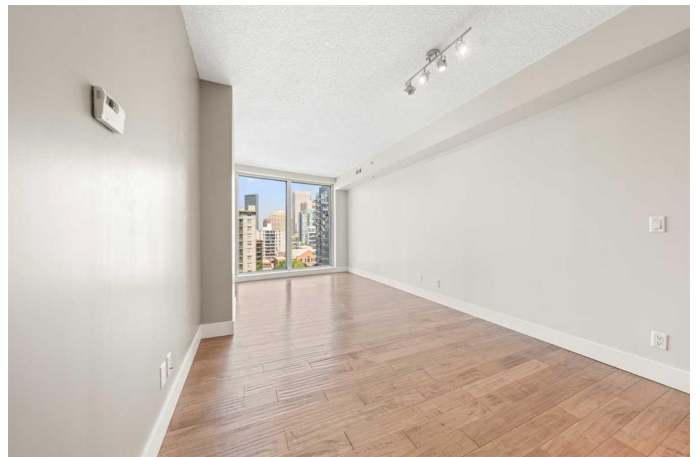
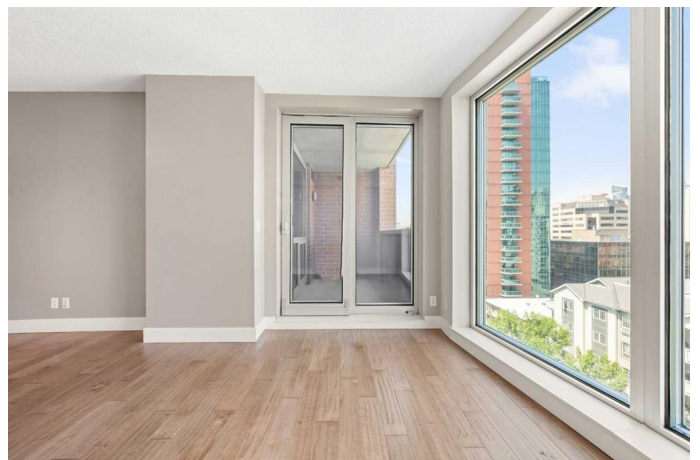
Welcome to The Montana – 808, 817 15 Avenue SW

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, See Remarks, No Animal Home, No Smoking Home
Appliances	Dishwasher, Electric Stove, Central Air Conditioner, Dryer, 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	42
Zoning	DC (pre 1P2007)

Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.