



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**817 15 Avenue #2500, Calgary T2R 0H8**

MLS®#: **A2172830**

Area: **Beltline**

Listing Date: **10/12/24**

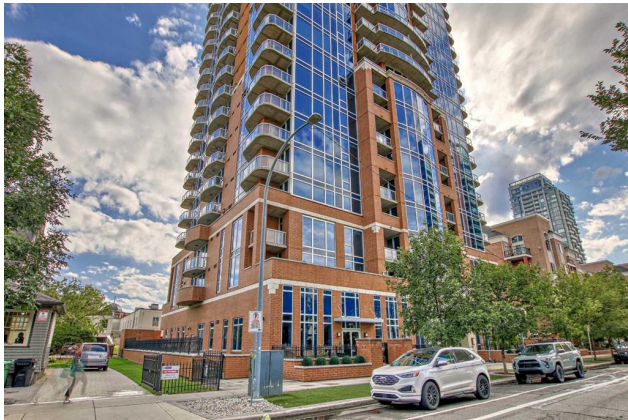
List Price: **\$1,558,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2009**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat: **Other**  
Park Feat: **Parkade, Underground**

Finished Floor Area

Abv Sqft: **2,302**  
Low Sqft:  
Ttl Sqft: **2,302**

DOM

**70**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Apartment**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Metal**  
Heating: **See Remarks**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete**  
Flooring: **Ceramic Tile, Hardwood**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Bar Fridge, Built-In Oven, Dishwasher, Dryer, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings**  
Int Feat: **Built-in Features, Closet Organizers, Crown Molding, Double Vanity, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
5pc Ensuite bath	Main	12`5" x 8`5"	Walk-In Closet	Main	12`6" x 11`6"
Bedroom - Primary	Main	20`7" x 16`3"	Balcony	Main	10`0" x 5`8"
Dining Room	Main	10`8" x 16`7"	Pantry	Main	3`8" x 4`2"
Kitchen	Main	10`4" x 17`6"	Living Room	Main	21`10" x 16`8"
Storage	Main	4`10" x 3`4"	Entrance	Main	7`0" x 10`10"
Den	Main	9`11" x 14`10"	Library	Main	11`9" x 10`11"
Balcony	Main	22`7" x 7`5"	2pc Bathroom	Main	5`8" x 5`7"

<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`4"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`7" x 5`7"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`9" x 9`5"</b>	<b>Laundry</b>	<b>Main</b>	<b>8`5" x 6`4"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 16`8"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>6`4" x 5`7"</b>
<b>Balcony</b>	<b>Main</b>	<b>10`4" x 5`9"</b>	<b>Balcony</b>	<b>Main</b>	<b>22`7" x 7`6"</b>

Legal/Tax/Financial

Condo Fee:  
**\$1,648**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**DC (pre 1P2007)**

Legal Desc: **0915342**

Remarks

Pub Rmks: **\*\*\*See 3D tour\*\*\*Spectacular sub-penthouse in the prestigious Montana building! Located in the heart of lower Mount Royal, this executive condo occupies the entire east half of the 25th floor featuring over 2300 sf of luxurious living. Seldom do you find condos of this size featuring 3 spacious bedrooms and a den plus expansive living areas! Take in the twinkling north view of the downtown skyscrapers, enjoy the morning east sun and all day south exposure, plus the gorgeous west views of the Rocky Mountains! The master bedroom is truly its own suite with a sitting area, huge walk-in closet, full 5 pce ensuite bath and private deck! The other 2 bedrooms are located on the opposite end of the condo providing the ultimate in privacy. With the other bedrooms are another full bath, guest half bath and full size laundry room. In between the bedroom wings are the spacious dining, kitchen, living and den/office areas all with floor to ceiling upgraded R-value "Visionwall" windows. There are 4 total covered balconies to take in the views all around. Centrally located is the chef's grade kitchen with Wolf and Liebherr appliances, gas cooktop, large island, and built-in beverage fridge. Included with this residence are 2 side by side titled parking stalls, each with storage units directly in front. Featuring 3 elevators, conference and exercise rooms, and a grand hotel-like lobby, the Montana is truly a special residence and must be seen to be appreciated. Live in the heart of lower Mt Royal and enjoy all the amenities with-in walking distance in this amazing neighbourhood!**

Inclusions: **None**  
Property Listed By: **RE/MAX House of Real Estate**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

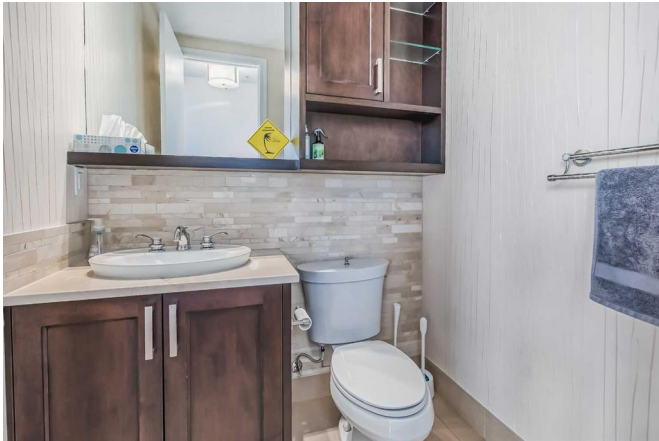












2500-817 15 Ave SW, Calgary, AB  
Main Floor



0 7 14  
PREPARED: 2023/1/01  
While regions are excluded from total floor area in GUSIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

