

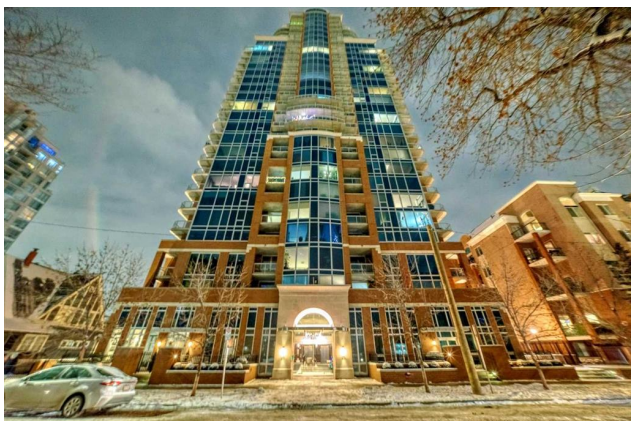


THE A-TEAM

RE/MAX FIRST

817 15 Avenue #2500, Calgary T2R 0H8

MLS®#: A2185393 Area: Beltline Listing: 01/06/25 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

47
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

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 5pc Ensuite bath, Bedroom - Primary, Dining Room, Kitchen, Storage, Den, Balcony, Walk-In Closet, Balcony, Pantry, Living Room, Entrance, Library, 2pc Bathroom with their respective levels and dimensions.

Bedroom	Main	11' 4" x 10' 4"	Walk-In Closet	Main	6' 7" x 5' 7"
4pc Bathroom	Main	4' 9" x 9' 5"	Laundry	Main	8' 5" x 6' 4"
Bedroom	Main	11' 4" x 16' 8"	Walk-In Closet	Main	6' 4" x 5' 7"
Balcony	Main	10' 4" x 5' 9"	Balcony	Main	22' 7" x 7' 6"

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 within 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**

