

# \$530,000 - 1507, 817 15 Avenue Sw, Calgary

MLS® #A2251851

**\$530,000**

2 Bedroom, 2.00 Bathroom, 900 sqft

Single Family on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The "Montana," Calgary's premier luxury building, where contemporary elegance blends seamlessly with unmatched convenience. A full-time concierge welcomes you and your guests in the grand foyer, overseeing operations, security, and maintenance to provide a 5-star hotel-inspired living experience. This remarkable 2-bedroom, 2-bathroom corner suite boasts 900 sq. ft. of upgraded living space on the 15th floor. Floor-to-ceiling windows provide magnificent panoramic views of the downtown skyline, the lush landscapes of Mount Royal, and the mountains to the west. Every detail in this home has been meticulously considered, showcasing premium finishes. With over \$100,000 in recent renovations, it features luxury Centura vinyl plank flooring, a timeless kitchen with a mix of walnut and flat white cabinetry, illuminated floating shelves, under-cabinet lighting, imported quartz countertops and backsplash with a waterfall island, designer tile, charcoal stainless steel appliances—including a beverage center in the fridge & induction stove, Bosch dishwasher, and LG washer and dryer tower—modern light fixtures, and a spacious Blanco kitchen sink w/garburator. The master ensuite showcases marble-inspired tile throughout, Krion countertops, and all-new bath fixtures. This stunning 3-piece bathroom is a true work of art, featuring clean lines, designer wallpaper accents, and subway tiles adorned with brushed gold fixtures. The



wrap-around balcony, equipped with a gas line for a BBQ, extends your living space, while central A/C, triple-paned windows with switch-controlled openings, and superior â€œVision-Wallâ€• construction ensure year-round comfort and tranquility. Residents enjoy premium amenities, including a 24/7 fitness facility (currently undergoing renovations), secure bike storage, a business boardroom, visitor underground parking, and three high-speed elevators. Perfectly situated above the expanded Mount Royal Village Mall and just steps from the vibrant shops, caf Ã©s, grocery stores, restaurants, and nightlife of 17th Avenue, this professionally cleaned, move-in ready condo offers an ideal blend of luxury, location, and lifestyle. Make sure to experience the full 3D virtual tour! (id:6289)

Built in 2009

### Essential Information

Listing #	A2251851
Price	\$530,000
Bedrooms	2
Bathrooms	2.00
Square Footage	900
Acres	0.00
Year Built	2009
Type	Single Family
Sub-Type	Condominium/Strata

### Community Information

Address	1507, 817 15 Avenue Sw
Subdivision	Beltline
City	Calgary
Province	Alberta
Postal Code	T2R0H8

### Amenities

Amenities	Park, Playground, Schools, Shopping, Exercise Centre
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Features	Closet Organizers, No Animal Home, No Smoking Home, Parking
Parking Spaces	1
Parking	Underground

### Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo, Window Coverings, Washer/Dryer Stack-Up
Cooling	Central air conditioning
# of Stories	28

### Exterior

Exterior	Concrete
Construction	Poured concrete

### Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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Listing information last updated on October 14th, 2025 at 7:47pm PDT