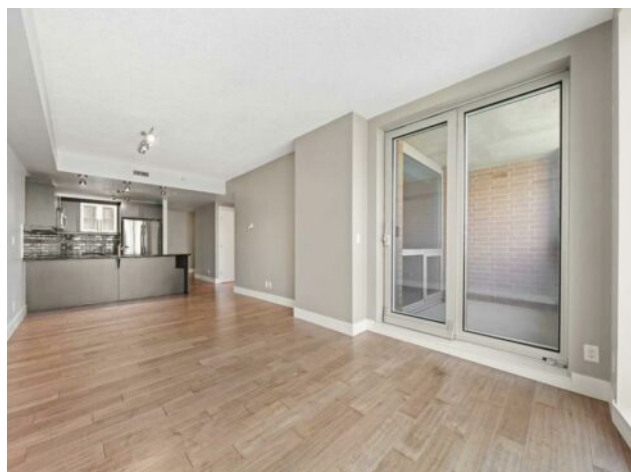


**808, 817 15 Avenue SW
Calgary, Alberta**

MLS # A2275028



\$325,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	651 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Heat Pump, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 469
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, See Remarks		

Inclusions: N/A

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, cafés, 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!