



GRASSROOTS
REALTY GROUP

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2203, 817 15 Avenue SW
Calgary, Alberta

MLS # A2326166



\$735,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,101 sq.ft.	Age:	2010 (16 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Insulated, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 778
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone	Zoning:	DC (pre 1P2007)
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Smoking Home		

Inclusions: No

Welcome to Montana, one of Calgary's most prestigious luxury high-rise residences in the heart of the vibrant Beltline. Just steps from the energy of 17th Avenue, you'll enjoy some of the city's finest restaurants, cafés and nightlife, all while coming home to elegance, privacy, and exceptional amenities including concierge service, a fitness centre, conference room, three high-speed elevators, and a secure building. Perched on the 22nd floor, this stunning corner suite showcases breathtaking panoramic south and west views, stretching across the city skyline to the majestic Rocky Mountains. The expansive wraparound balcony provides the perfect setting to unwind, entertain, and enjoy spectacular sunsets year-round. Inside, soaring 9-foot ceilings, floor-to-ceiling windows, and newer hardwood flooring create a bright and sophisticated living space filled with natural light. The thoughtfully designed layout features a spacious foyer, a gourmet kitchen with stainless steel appliances, granite countertops, and a bar fridge, seamlessly flowing into the generous dining area and oversized living room. The luxurious primary retreat offers a private ensuite and incredible west-facing mountain views, while the second bedroom enjoys beautiful sunny southern exposure. Completing this exceptional offering are a titled underground parking stall and a generously sized storage locker conveniently located directly in front of the stall. This is luxury Beltline living at its finest—where spectacular views, premium finishes, and an unbeatable location come together in one extraordinary home.