

\$1,250,000 - 2302, 817 15 Avenue Sw, Calgary

MLS® #A2120556

\$1,250,000

2 Bedroom, 3.00 Bathroom, 1,739 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

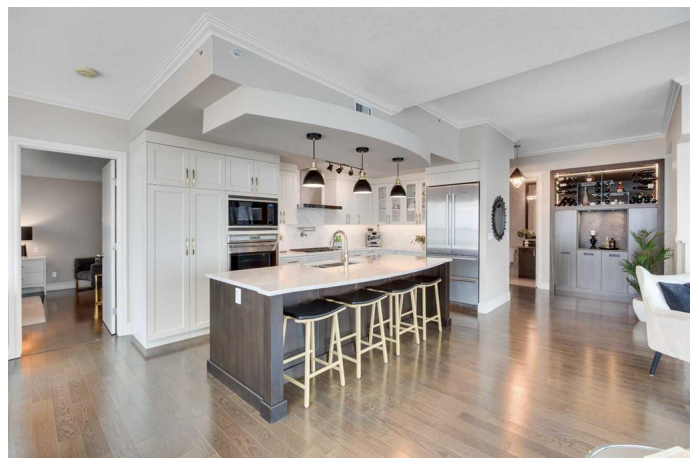
Spectacular views! Prime Location! Start your day with inspiring views of the majestic Rocky Mountains and end a long day relaxing and taking in the beautiful colours of evening sunsets from this 22nd floor sub penthouse unit in the prestigious Montana building. Located in the heart of lower Mount Royal, this executive condo occupies the southwest quarter of the 22nd floor featuring almost 1740 square feet of luxurious living space.

Seldom do you find a condo this size, a powder room, an office, two balconies, two parking stalls, ample storage in every room, and featuring two spacious bedrooms with their own ensuite bathrooms.

Adding to its spaciousness is a separate in-suite laundry room with counter space, drying rod, additional storage, and full size front-loading Samsung washer and dryer with pull out pedestal drawers for even more storage!

Large west facing balcony with natural gas hook up is a great place to entertain or relax and watch the sunset.

This executive condo has recently received over \$300,000 in upgrades to the kitchen, primary ensuite, entry way, flooring, window coverings, lighting and EV charging station to service both parking stalls.



Kitchen upgrades include new quartz countertop, tiled backsplash, modern hood fan, updated hardware, under cabinet lighting and new cabinets. This open kitchen features Wolf and Liebherr appliances, gas cooktop, large island, and built-in beverage fridge.

The new spa inspired primary ensuite includes the addition of a steam shower, ceiling rain head, 6 body sprays and hand wand. There is new tile throughout, floating underlit vanity, backlit mirrors, double sinks, heated tile flooring and towel bar, and a free-standing soaker tub with luxurious Kohler titanium finished tub filler and faucets.

Further upgrades include a new dry bar with backlit wine display, hardwood flooring in both bedrooms, paint throughout, upgraded entryway features and motorised Hunter Douglas silhouette shades in living, dining, office, and primary bedroom which are fully programmable to suit your schedule.

The building offers: a fully equipped gym, ample stalls for visitor parking, secure bicycle storage, and concierge services 7 days a week providing assistance with package delivery, building information and dry cleaning service, all to ensure your comfort and convenience.

The property is located in an unbeatable location allowing you to walk to restaurants, grocery, shops, boutiques or walk downtown to work.

With stunning views, prime location and ample living space are you ready to enjoy your new lifestyle? “ here it is!

Built in 2009

Essential Information

MLS® #	A2120556
Price	\$1,250,000
Sold Price	\$1,200,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,739
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	2302, 817 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H8

Amenities

Amenities	Elevator(s), Fitness Center, Other
Parking Spaces	2
Parking	Enclosed, Parkade, Private Electric Vehicle Charging Station(s), Titled, Underground

Interior

Interior Features	High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)
Appliances	Dryer, Garburator, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Fan Coil, In Floor, Electric, Heat Pump, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	28

Basement None

Exterior

Exterior Features Balcony, Other
Construction Concrete
Foundation Poured Concrete

Additional Information

Date Listed April 8th, 2024
Date Sold May 8th, 2024
Days on Market 30
Zoning DC (pre 1P2007)
HOA Fees 0.00

Listing Details

Listing Office RE/MAX Realty Professionals

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