

\$729,000 - 2001, 817 15 Avenue Sw, Calgary

MLS® #A2137095

\$729,000

2 Bedroom, 2.00 Bathroom, 1,242 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience luxury living with this Georgia floor plan, part of the exclusive Penthouse collection at The Montana. This ultra-contemporary, air-conditioned residence boasts high-end finishes and exceptional attention to detail. The gourmet kitchen offers stainless steel appliances with a wine-fridge, an abundance of cabinetry and large double-door pantry. Extended granite countertops lets you enjoy casual dining at the breakfast bar, while the dining room let's you entertain in grande style with a table for 10! Floor-to-ceiling windows offers stunning downtown and Rocky Mountain views and the unique Visionwall system (which is 3-inch thick glass) provides superior soundproofing and energy efficiency. The dark flooring unites this open concept and has a rich and sophisticated look and is a beautiful contrast to the bright natural sunlight that floods this home. Premium parking with 2 (titled) heated underground stalls along with visitor parking with an extra-large handicap-accessible stall (fits a vehicle and motorcycle) adjacent to the elevator equipped with an EV charging station and there are two large storage lockers for additional storage and lifestyle needs. Additional upgrades include: Custom Hunter Douglas blinds (\$10k), renovated laundry room with additional cabinets and matching granite countertops, upgraded entrance closet for extra storage, the den nook was transformed into a high-end workspace with a wrap-around desk, slide-out printer cabinet, file drawers,



and wall cabinet with matching granite (\$25k)
Residents of The Montana enjoy access to a private fitness room, 5-star concierge service, and three elevators, including one with a back-facing loading bay. The building also features a convenient garbage chute and an organized recycling room, ensuring a clean and efficient living environment. The Montana is meticulously maintained and provides a secure and welcoming environment for residents and their guests. Located in the vibrant 17th Ave district, you'll have over 700 unique shops, services, and dining options at your doorstep. Boutique shops, fine-dining restaurants, lively lounges, and inspirational cafes make this Calgary's premier lifestyle destination. This home, part of the penthouse collection, at The Montana offers an unparalleled living experience as it's one of Calgary's most sought-after locations. Embrace the luxury, convenience, and vibrant lifestyle that awaits you.

Built in 2009

Essential Information

MLS® #	A2137095
Price	\$729,000
Sold Price	\$725,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,242
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	2001, 817 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H8

Amenities

Amenities	Elevator(s), Fitness Center, Service Elevator(s), Visitor Parking
Parking Spaces	2
Parking	Parkade, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Stone Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Wine Refrigerator
Heating	Fan Coil
Cooling	Central Air
# of Stories	28

Exterior

Exterior Features	Balcony, BBQ gas line, Storage
Construction	Brick, Concrete

Additional Information

Date Listed	May 31st, 2024
Date Sold	June 20th, 2024
Days on Market	20
Zoning	DC (pre 1P2007)
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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