

203, 817 15 Avenue SW  
Calgary, Alberta

MLS # A2288894



## \$299,900

<b>Division:</b>	Beltline		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	656 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Garage Door Opener, Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Fan Coil, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete	<b>Zoning:</b>	DC (pre 1P2007)
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters		

**Inclusions:** N/A

Like new renovated south facing 1 bdrm + den in the Montana, a prestigious Beltline landmark on a beautiful tree lined street steps to Mount Royal Village and vibrant 17th Ave. Ready to move right in, this open concept unit showcases EXTENSIVE MODERN UPDATES and thoughtful finishes throughout. Recent improvements include 2025 - luxury vinyl plank flooring, new baseboards, washer, dryer, induction range, fridge and fresh paint that create a clean, contemporary aesthetic. 2023 - Bosch dishwasher, kitchen backsplash, bathroom vanity, sink, and sink fixtures. The modern kitchen is open to the spacious living room and patio door to the balcony with a professionally installed screen door (2026) for added comfort and airflow. The titled underground PARKING STALL IS EXTRA WIDE AND HAS AN EV CHARGER. Residents of this iconic building enjoy premium amenities including a newly renovated fitness centre, 20 guest parking stalls and heated underground parking. The property is perfectly situated within walking distance of vibrant restaurants, cafes, boutique shopping and nightlife - offering an ideal balance of urban energy and comfortable living.