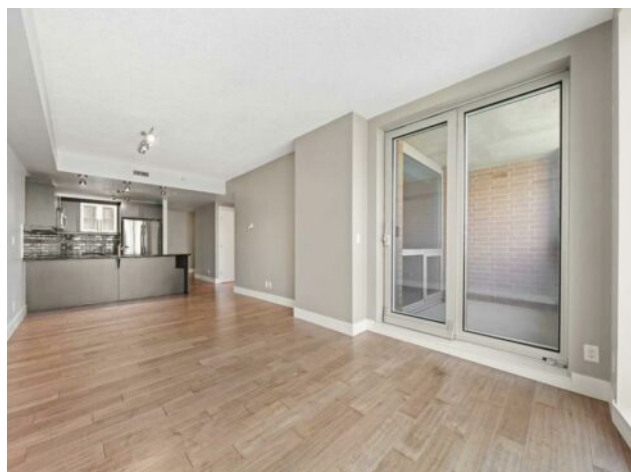


**808, 817 15 Avenue SW  
Calgary, Alberta**

**MLS # A2229914**



**\$368,888**

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

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

**Inclusions:** Na

Welcome to Unit 808 at The Montana—an exceptional CORNER unit one bedroom plus den condo that redefines downtown living with luxury, comfort, and unmatched views. Situated on the best side of the building, this unit enjoys panoramic, towering views of downtown Calgary and an abundance of natural light, unlike other units facing neighboring high-rises. Boasting the sought-after Astoria floor plan with over 650 sq.ft. of thoughtfully designed space, you'll find upscale features throughout: cork flooring, 9-foot ceilings, espresso-stained maple cabinetry, granite countertops in both the kitchen and bathroom, stainless steel appliances, and elegant ceramic tile accents. Floor-to-ceiling windows flood the space with sunlight, while central A/C keeps you cool through the summer. The Montana offers a premium lifestyle with concierge service, a fully equipped fitness centre, and a titled, heated underground parking stall. GARBAGE CHUTE on the same floor down the hall for added convenience. Located just steps from the vibrant energy of 17th Avenue—home to Calgary's best restaurants, cafés, and shops—this is the perfect home for professionals or anyone seeking modern convenience and style in the heart of the city. Don't miss this opportunity—book your viewing today!