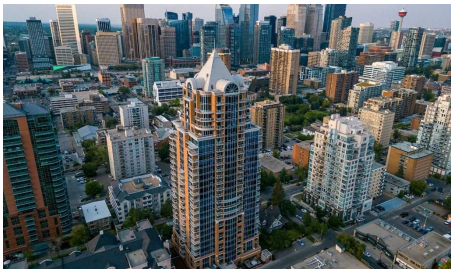
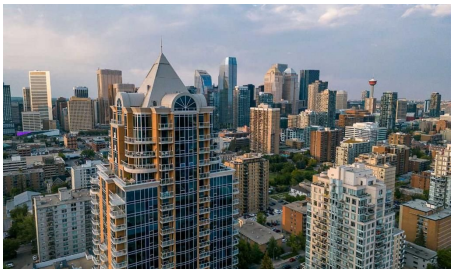
803 817 15 Avenue SW

Calgary | Active | MLS® A2350036

$309,950









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**657 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by REMAX Innovations

A closer look

SOPHISTICATED INNER-CITY LIVING AT THE MONTANA - SOUTH-FACING ONE BEDROOM + SEPARATE DEN

Discover the timeless elegance of THE MONTANA, one of Calgary's most distinctive classical-style condominium residences, ideally situated just around the corner from Mount Royal Village and Tomkins Park in the heart of the vibrant Uptown 17th Avenue Shopping and Entertainment District.

Offering a unique combination of sophistication, charm, and urban convenience, this beautifully maintained south-facing one-bedroom residence with a separate den is designed for those who appreciate quality, comfort, and an exceptional inner-city lifestyle.

Freshly painted throughout, this inviting residence features a spacious 20' x 10' living and dining area with engineered hardwood flooring and large south-facing windows that fill the home with natural light. Enjoy picturesque views overlooking the lively atmosphere of 17th Avenue and the beautiful tree-lined streets of Mount Royal.

A separate 9' x 5' den provides the perfect space for a private home office, reading room, or creative retreat.

The stylish kitchen features rich espresso cabinetry, granite countertops, stainless steel appliances, and a convenient breakfast bar, creating an attractive and functional space for everyday living and entertaining.

Exceptional four-pane windows provide outstanding sound insulation, allowing you to enjoy the energy of the city while relaxing in the quiet comfort of your home.

Step outside onto your private south-facing balcony, complete with a natural gas BBQ outlet, and enjoy the sunshine and surrounding urban views.

A RARE OPPORTUNITY: South-facing one-bedroom and den residences at The Montana are found only on the building's first nine floors, making this a distinctive floor plan within the development.

THE MONTANA LIFESTYLE

Residents enjoy an impressive collection of amenities, including a welcoming and elegantly appointed lobby with daily concierge service, three high-speed elevators, refuse chute on every floor, a newly renovated fitness facility, secure bicycle storage, and 22 convenient visitor parking stalls. The parking garage is roughed in for individual electric vehicle (EV) chargers, providing infrastructure for potential future installation.

The location is exceptional. Just steps from your front door, discover the restaurants, cafés, boutiques, and entertainment venues that make 17th Avenue one of Calgary's most desirable urban destinations.

Everyday conveniences, including Save-On-Foods, Canadian Tire, Best Buy, and Shoppers Drug Mart, are all just around the corner.

THE MONTANA - WHERE CLASSIC ELEGANCE MEETS CONTEMPORARY URBAN LIVING.

ENJOY A FASHIONABLE INNER-CITY LIFESTYLE IN ONE OF CALGARY'S MOST DISTINCTIVE CONDOMINIUM RESIDENCES.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2350036
Bedrooms	1
Bathrooms	1
Year Built	2009
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	657 sq. ft.
Condo Fee:	$482.72
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	South
Floor Location:	Other
Entry Level:	8

Stories Total:	28
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0915342
Heating:	Fan Coil, Natural Gas
Builder:	Procura
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile, Hardwood
Cooling:	Central Air
Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Guest, Heated Garage, Parkade, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -

Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Montana
Community:	Beltline
Amenities:	Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Secured Parking, Storage, Visitor Parking
Appliances:	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions
Main Floor	Living Room · 15'6" × 10'4" ·
Main Floor	Dining Room · 7' × 4' ·
Main Floor	Kitchen · 10' × 9' ·
Main Floor	Bedroom - Primary · 10'5" × 10'2" ·
Main Floor	Den · 9' × 5' ·
Main Floor	Balcony · 10' × 6' ·
Title to Land:	Fee Simple
Community Features:	Park, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Breakfast Bar, Elevator, Granite Counters, High Ceilings, Open Floorplan
Exterior Features:	Balcony, BBQ gas line, Lighting, Storage
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC

Zoning:	DC
Listed Date:	Oct 07, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/803-817-15-avenue-sw-calgary-a2350036/

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Data was last updated November 23, 2026 at 04:05 PM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.