



PREPARED: 2023/11/01



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 817 15 Avenue Calgary Alberta

\$1,688,800

\*\*\*See 3D tour\*\*\*Spectacular sub-penthouse in the prestigious Montana building! Located in the heart of lower Mount Royal, this executive condo occupies the entire east half of the 25th floor featuring over 2300 sf of luxurious living. Seldom do you find condos of this size featuring 3 spacious bedrooms and a den plus expansive living areas! Take in the twinkling north view of the downtown skyscrapers, enjoy the morning east sun and all day south exposure, plus the gorgeous west views of the Rocky Mountains! The master bedroom is truly its own suite with a sitting area, huge walk-in closet, full 5 pce ensuite bath and private deck! The other 2 bedrooms are located on the opposite end of the condo providing the ultimate in privacy. With the other bedrooms are another full bath, guest half bath and full size laundry room. In between the bedroom wings are the spacious dining, kitchen, living and den/office areas all with floor to ceiling upgraded R-value "Visionwall" windows. There are 4 total covered balconies to take in the views all around. Centrally located is the chef's grade kitchen with Wolf and Liebherr appliances, gas cooktop, large island, and built-in beverage fridge. Included with this residence are 2 side by side titled parking stalls, each with storage units directly in front. Featuring 3 elevators, conference and exercise rooms, and a grand hotel-like lobby, the Montana is truly a special residence and must be seen to be appreciated. Live in the heart of lower Mt Royal and enjoy all the amenities with-in walking distance in this amazing neighbourhood! (id:6769)

5pc Bathroom 12.42 Ft x 8.42 Ft  
Other 12.50 Ft x 11.50 Ft  
Primary Bedroom 20.58 Ft x 16.25 Ft  
Other 10.00 Ft x 5.67 Ft  
Dining room 10.67 Ft x 16.58 Ft  
Pantry 3.67 Ft x 4.17 Ft  
Kitchen 10.33 Ft x 17.50 Ft  
Living room 21.83 Ft x 16.67 Ft  
Storage 4.83 Ft x 3.33 Ft

Den 9.92 Ft x 14.83 Ft  
Study 11.75 Ft x 10.92 Ft  
Other 22.58 Ft x 7.42 Ft  
2pc Bathroom 5.67 Ft x 5.58 Ft  
Bedroom 11.33 Ft x 10.33 Ft  
Other 6.58 Ft x 5.58 Ft  
4pc Bathroom 4.75 Ft x 9.42 Ft  
Laundry room 8.42 Ft x 6.33 Ft  
Bedroom 11.33 Ft x 16.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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See

Mirror

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca

