ROBERT HART MOORE
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# 2600, 817 15 Avenue SW
# Calgary, Alberta

## MLS # A2282024

## $1,550,000

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|---|---|---|---|
| **Division:** | Beltline | | |
| **Type:** | Residential/High Rise (5+ stories) | | |
| **Style:** | Apartment-Single Level Unit | | |
| **Size:** | 2,293 sq.ft. | **Age:** | 2010 (16 yrs old) |
| **Beds:** | 3 | **Baths:** | 2 full / 1 half |
| **Garage:** | Heated Garage, Parkade, Private Electric Vehicle Charging Station(s), Side B | | |
| **Lot Size:** | - | | |
| **Lot Feat:** | - | | |

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|---|---|---|---|
| **Heating:** | Fan Coil, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Ceramic Tile, Hardwood | **Sewer:** | - |
| **Roof:** | Metal | **Condo Fee:** | $ 1,636 |
| **Basement:** | - | **LLD:** | - |
| **Exterior:** | Brick, Concrete | **Zoning:** | DC (pre 1P2007) |
| **Foundation:** | - | **Utilities:** | - |

**Features:** Bookcases, Breakfast Bar, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Window Coverings and Remote (2), Fireplace Remote, All TV Mounts, Gas BBQ, All Attached Shelving, Large Full Length Mirror in Primary

A rare opportunity in the Beltline offering unobstructed, 180-degree sweeping views from four private balconies. Privately positioned on a floor shared with only one other residence, this 3-bedroom, 2,300 sq. ft. home combines expansive living spaces with exceptional quality. The primary suite exceeds an impressive 200 sq ft, featuring a luxurious five-piece ensuite and a generous walk-in closet. Two additional bedrooms, two full bathrooms, a powder room, and a den provide flexibility and comfort for family or guests. Constructed with quadruple-glazed windows, 8-inch concrete floors, and double-layered drywall, the home offers superior soundproofing, privacy, and comfort. Interior highlights include a gas fireplace framed by stunning city views, dual heating zones with air conditioning, Hunter Douglas automated window coverings, and a gourmet open-concept kitchen equipped with Wolf and Bosch appliances. The four private balconies provide uninterrupted views spanning from east to west, capturing both the downtown skyline and the mountains. Enjoy city events such as the Stampede fireworks right from your balcony. Included are two titled side-by-side P1 parking stalls conveniently located near the elevator, featuring upgraded EV chargers. Two storage lockers are also included, and the unit can be offered fully furnished. The Montana offers full concierge service and a level of construction and privacy that continues to set it apart. Ideally located in the heart of the Beltline—home to Calgary’s finest dining, culture, and entertainment—this residence defines elevated urban living.

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