

\$344,000 - 1101, 817 15 Avenue Sw, Calgary

MLS® #A2219105

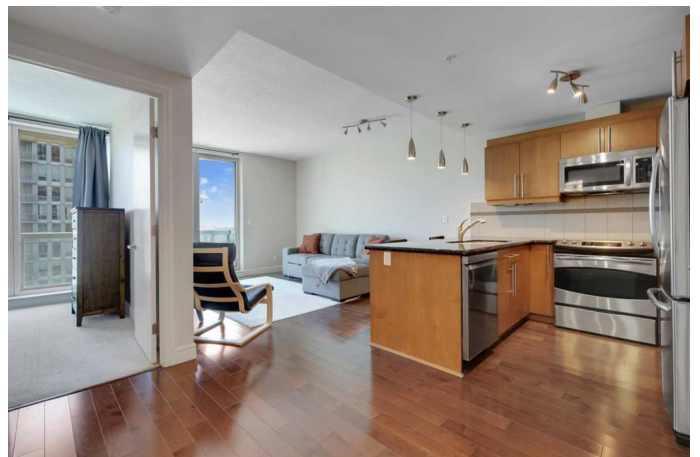
\$344,000

1 Bedroom, 1.00 Bathroom, 621 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to the 11th floor of The Montana, ideally located in Calgary's vibrant Beltline district—just steps from the electric energy of 17th Avenue! This beautifully designed one-bedroom, one-bathroom unit features an open-concept layout that seamlessly blends comfort and functionality. The kitchen is fully equipped with stainless steel appliances, including a dishwasher, and offers ample storage with upper and lower cabinetry as well as a dedicated pantry. The spacious four-piece bathroom includes a medicine cabinet for added convenience. In-suite laundry is provided with a stacked washer and dryer. Additional highlights include elegant wood flooring throughout, granite countertops, triple-paned windows that make the home very quiet and efficient, 10-foot ceilings, and a sleek European-style sliding door. The unit also boasts a private East-facing patio with unobstructed views of the city skyline, offering charm and natural light throughout the day. This exceptionally located condo is within a short walking distance of popular amenities including GoodLife Fitness, Save-On-Foods, Canadian Tire, and more. This unit includes a titled parking stall located on the first level of the secure underground parkade, complete with a private storage cage. Condo fees include access to premium building amenities such as a concierge on both weekdays and weekends, a fitness centre, dedicated underground visitor stalls, and bike storage. Condo fees also include essential utilities



(heat, water, sewer, garbage removal, and common area maintenance).

Built in 2009

Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2219105 |
| Price | \$344,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 621 |
| Acres | 0.00 |
| Year Built | 2009 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|------------------------|
| Address | 1101, 817 15 Avenue Sw |
| Subdivision | Beltline |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2R 0H8 |

Amenities

| | |
|----------------|---|
| Amenities | Bicycle Storage, Elevator(s), Fitness Center, Parking |
| Parking Spaces | 1 |
| Parking | Heated Garage, Parkade, Titled |

Interior

| | |
|-------------------|--|
| Interior Features | Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage |
| Appliances | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Fan Coil |
| Cooling | Other |

of Stories 28

Exterior

Exterior Features Balcony, BBQ gas line
Construction Brick, Concrete, Mixed

Additional Information

Date Listed May 8th, 2025
Days on Market 7
Zoning DC

Listing Details

Listing Office eXp Realty

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