

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

MLS® #A2219105

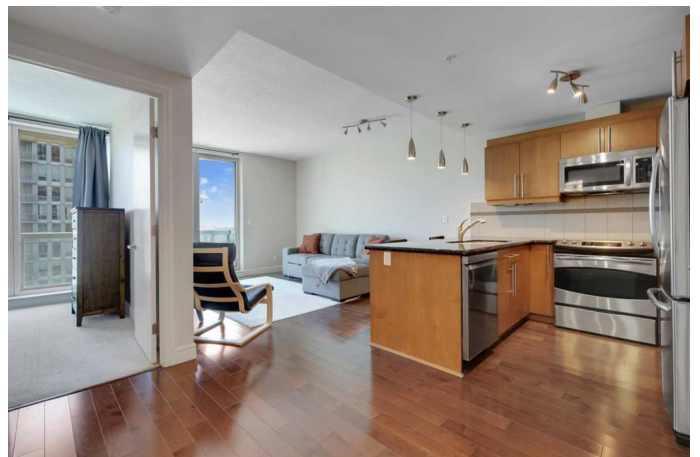
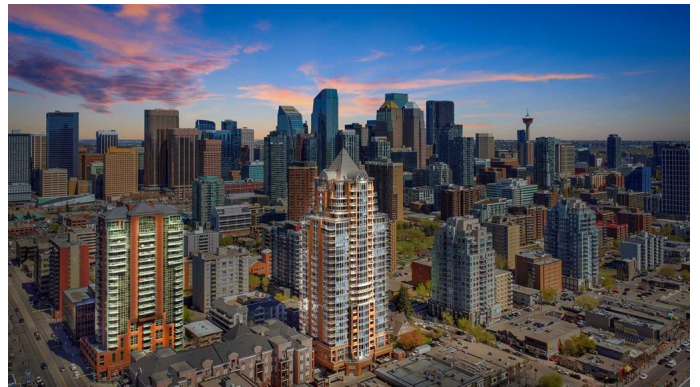
\$344,000

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	Elevator(s), Bicycle Storage, 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, Window Coverings, Washer/Dryer Stacked
Heating	Fan Coil
Cooling	Other

# of Stories	28
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Exterior

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

Date Listed	May 8th, 2025
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Days on Market	13
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Zoning	DC
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Listing Details

Listing Office	eXp Realty
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