

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

MLS® #A2219105

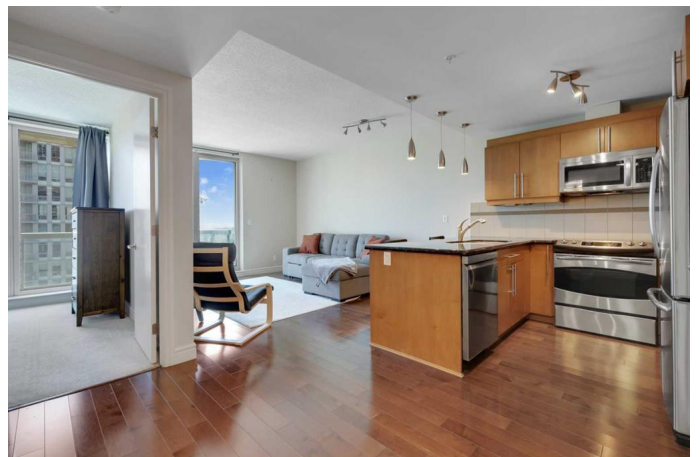
## \$344,000

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 3

Zoning DC

## Listing Details

Listing Office eXp Realty

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