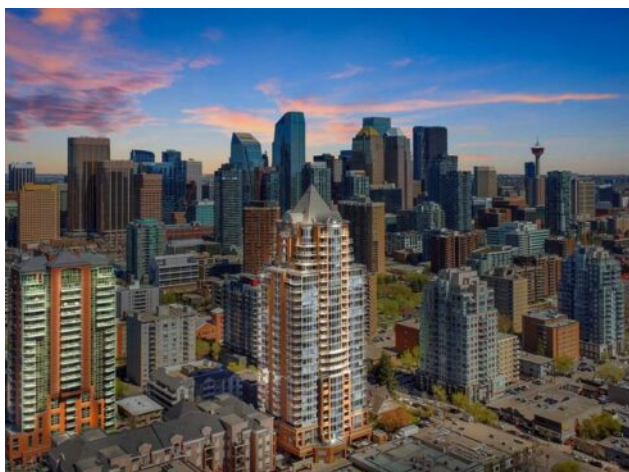


1101, 817 15 Avenue SW
Calgary, Alberta

MLS # A2219105



\$344,000

Division:	Beltline		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	621 sq.ft.	Age:	2009 (16 yrs old)
Beds:	1	Baths:	1
Garage:	Heated Garage, Parkade, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Fan Coil	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Mixed	Zoning:	DC
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage		

Inclusions: See Remarks

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).