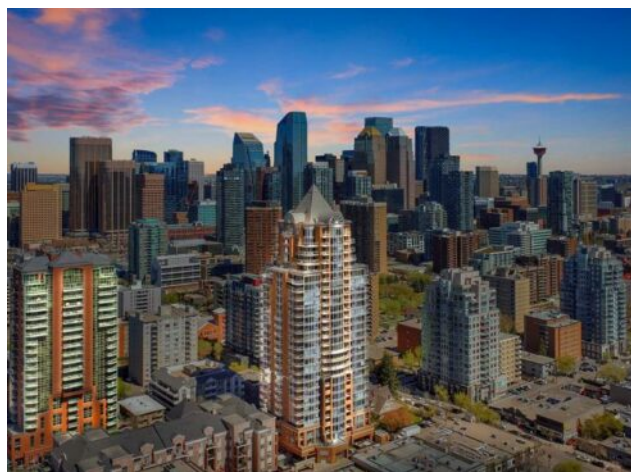


**1101, 817 15 Avenue SW  
Calgary, Alberta**

**MLS # A2219105**



**\$344,000**

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

<b>Heating:</b>	Fan Coil	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 456
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Mixed	<b>Zoning:</b>	DC
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	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).