

# \$785,000 - 1103, 817 15 Avenue Sw, Calgary

MLS® #A2251916

**\$785,000**

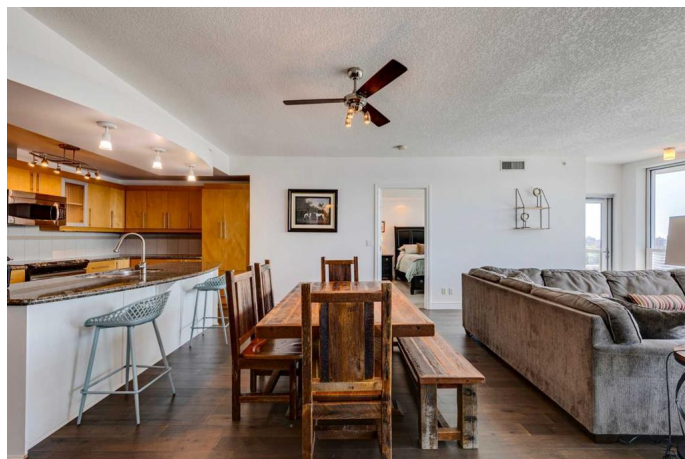
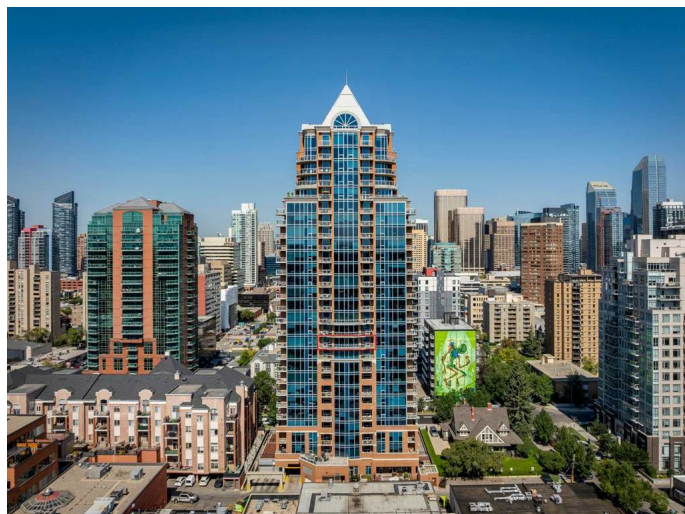
2 Bedroom, 2.00 Bathroom, 1,283 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Welcome to The Montana! This spacious 1,282 sq ft, 2-bedroom, 2-bath unit is ideal for those seeking the convenience of inner-city living. The floor-to-ceiling south facing windows throughout provide beautiful views from every room and plenty of natural light year round.. The open living and dining area with 9' ceilings flows seamlessly into the kitchen, which features ample storage, a large island with a breakfast bar, stainless steel appliances, and granite countertops. The primary offers two walk-in closets with built-in organizers & a linen closet and a 4-pc ensuite with a walk-in shower and soaker tub. The second bedroom, along with a 4-pc bathroom and laundry room, complete the unit. The oversized, south-facing balcony offers spectacular views of Mount Royal and the Beltline, great to watch the seasons change. A gas line and two access doors, makes this an ideal space for entertaining. This unit includes 2 titled, secure, underground parking stalls. The building offers central air conditioning, a fitness center, meeting rooms, concierge services, and 24/7 security. Located in a pet-friendly building, you'll be just steps from all the amenities of Mount Royal Village and Mount Royal West. Say goodbye to the rush hour commute with a short walk to Downtown. Enjoy easy access to transit, 17th Ave SW, the MNP Community & Sport Centre, and Macleod Tr SE.

Built in 2010



## Essential Information

MLS® #	A2251916
Price	\$785,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,283
Acres	0.00
Year Built	2010
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	1103, 817 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	t2r0h8

## Amenities

Amenities	Elevator(s), Fitness Center, Garbage Chute, Parking, Secured Parking, Visitor Parking, Bicycle Storage
Parking Spaces	2
Parking	Heated Garage, Parkade, Stall, Titled, Underground

## Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fan Coil
Cooling	Central Air
# of Stories	28

## Exterior

Exterior Features	Balcony
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Construction      Brick, Concrete, Stone

### **Additional Information**

Date Listed      August 27th, 2025

Zoning      DC (pre 1P2007)

### **Listing Details**

Listing Office      Royal LePage Benchmark

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