

# \$749,900 - 1103, 817 15 Avenue Sw, Calgary

MLS® #A2251916

**\$749,900**

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 and 2 large - 5' x 7.5' storage lockers. 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          | \$749,900         |
| 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      | Bicycle Storage, Elevator(s), Fitness Center, Garbage Chute, Parking, Secured Parking, Visitor Parking |
| 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, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Garburator                                                   |
| Heating           | Fan Coil                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                |
| # of Stories      | 28                                                                                                                                                         |

**Exterior**

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Balcony                |
| Construction      | Brick, Concrete, Stone |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 27th, 2025 |
| Days on Market | 54                |
| Zoning         | DC (pre 1P2007)   |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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