

# \$350,000 - 701, 817 15 Avenue Sw, Calgary

MLS® #A2220691

## \$350,000

1 Bedroom, 1.00 Bathroom, 621 sqft

Residential on 0.00 Acres

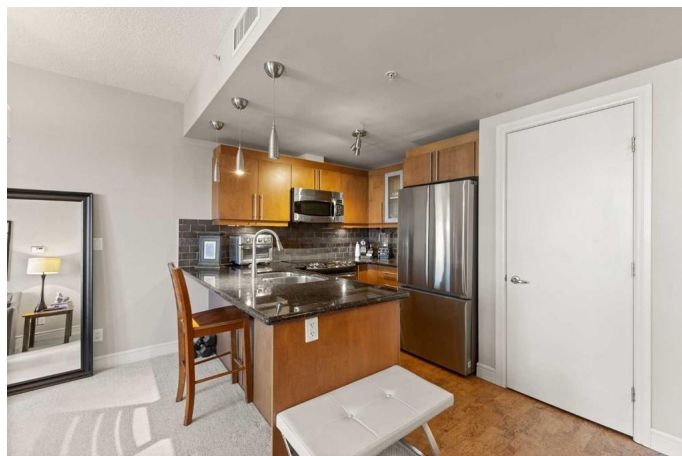
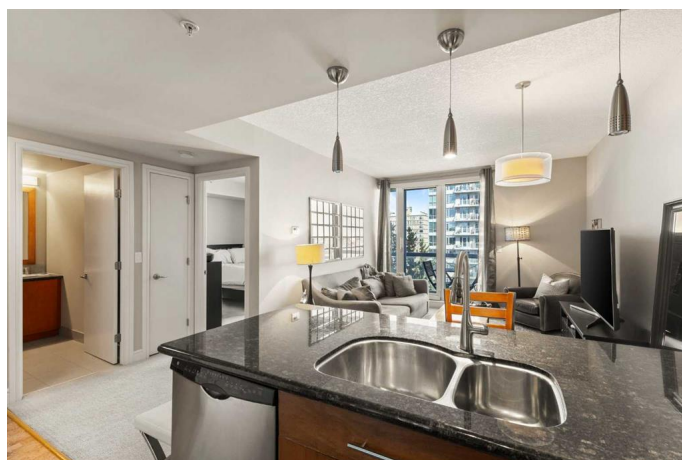
Beltline, Calgary, Alberta

Welcome to the Montana - This beautiful 1 bed, 1 bath unit offers exceptional inner city living. Conveniently located in the heart of the Beltline. Walking distance to 17th ave, along with several other shops, restaurants & pubs just steps from the lobby entrance. This East facing unit offers stunning views of Calgarys beautiful skyline. The quadruple pain windows and patio door create a very quiet atmosphere within the residence. As you enter the unit you are welcomed by 9' ceilings, a large entry way, stacked laundry closet and generous sized living room filled with natural sunlight. The kitchen features beautiful cork floors, stainless steal appliances, granite counter tops, and wood cabinetry - including a large pantry. The bedroom is spacious and located right next to the functional 4 piece bathroom. This unit is a must see. The Montana Building has a great reputation for being well managed and sought after for its location and classy design.

Built in 2010

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2220691  |
| Price          | \$350,000 |
| Bedrooms       | 1         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 621       |
| Acres          | 0.00      |



|            |                   |
|------------|-------------------|
| Year Built | 2010              |
| Type       | Residential       |
| Sub-Type   | Apartment         |
| Style      | Single Level Unit |
| Status     | Active            |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 701, 817 15 Avenue Sw |
| Subdivision | Beltline              |
| City        | Calgary               |
| County      | Calgary               |
| Province    | Alberta               |
| Postal Code | T2R 0H8               |

### Amenities

|                |                                                                                 |
|----------------|---------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Fitness Center, Parking, Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                                               |
| Parking        | Guest, Heated Garage, Off Street, Stall, Underground                            |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan   |
| Appliances        | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Fan Coil, Natural Gas                                                                                |
| Cooling           | Central Air                                                                                          |
| # of Stories      | 28                                                                                                   |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Balcony                 |
| Construction      | Brick, Concrete, Stucco |
| Foundation        | Poured Concrete         |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 15th, 2025 |
| Days on Market | 53             |
| Zoning         | DC             |

### Listing Details

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