

\$344,900 - 801, 817 15 Avenue Sw, Calgary

MLS® #A2164868

\$344,900

1 Bedroom, 1.00 Bathroom, 614 sqft

Residential on 0.00 Acres

Beltline, Calgary, Alberta

Experience vibrant inner-city living in this 1 bedroom, 1 bath condo located in the sought-after Montana building, nestled within Mount Royal Village in the heart of the Beltline. This condo presents an excellent opportunity for savvy investors looking for a rental property or the first time home buyer. The open-concept main living area features rich hardwood floors, blending seamlessly with the kitchen, which is equipped with sleek stainless steel appliances, granite countertops, and a convenient breakfast bar for casual dining. The bright and spacious living room opens onto an east-facing balcony through patio doors, inviting natural light and offering the perfect spot to enjoy morning coffee or unwind in the evening. The carpeted bedroom includes a large window, creating a comfortable and cozy space, while the 4-piece bathroom boasts a tub/shower combo with tile flooring. Added convenience comes with in-suite laundry, ensuring this home is as functional as it is inviting. This unit includes a titled underground parking stall with an attached storage cage for extra belongings. Residents of The Montana enjoy amenities including a concierge service available 7 days a week and access to a fully equipped fitness centre. Located just steps away from all the attractions along 17th Avenue, youâ€™ll have quick access to shopping, restaurants, parks, and entertainment. Plus, Stampede Park, the Elbow River, and other iconic Calgary landmarks are just minutes away. Call now for



your private showing - immediate possession
available!

Built in 2009

Essential Information

MLS® #	A2164868
Price	\$344,900
Sold Price	\$343,500
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	614
Acres	0.00
Year Built	2009
Type	Residential
Sub-Type	Apartment
Style	High-Rise (5+)
Status	Sold

Community Information

Address	801, 817 15 Avenue Sw
Subdivision	Beltline
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2R 0H8

Amenities

Amenities	Fitness Center, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Pantry
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked
Heating	Baseboard, Natural Gas
Cooling	Central Air

of Stories 28

Exterior

Exterior Features Balcony
Construction Brick, Concrete

Additional Information

Date Listed September 12th, 2024
Date Sold September 24th, 2024
Days on Market 12
Zoning DC (pre 1P2007)
HOA Fees 0.00

Listing Details

Listing Office Royal LePage Benchmark

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.