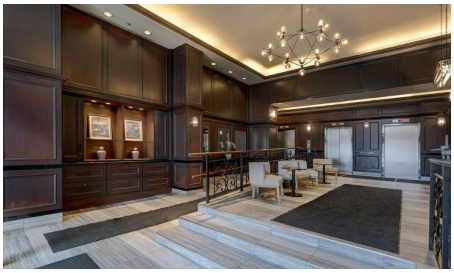
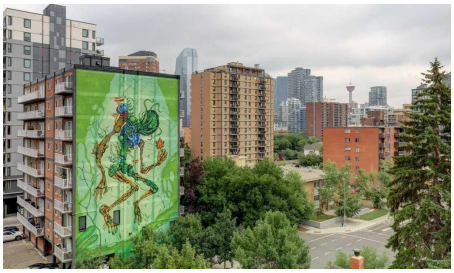
601 817 15 Avenue SW

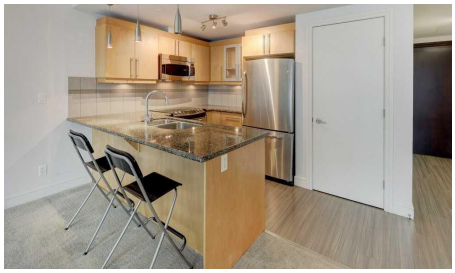
Calgary | Active | MLS® A2340768

$304,900









Bedrooms	Bathrooms	Year Built	Living area
1	**1**	**2009**	**619 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by Royal LePage Solutions

A closer look

Experience urban luxury at its finest in this premier landmark building, situated just one block from the vibrant energy of 17th Ave SW, Mount Royal Village, and Tomkins Park. With trendy 4th Street only a few blocks away, you are steps from Calgary's best dining, shopping, and nightlife. This impeccably designed 1-bedroom, 1-bathroom condo boasts a bright, open floorplan perfect for everyday living and entertaining. The modern kitchen features granite countertops and stainless-steel appliances, plenty of cabinet space and a pantry. Step out onto your spacious private deck-complete with a gas BBQ hookup and stunning downtown skyline views. Enjoy the convenience of in-suite laundry. Living in this highly sought-after building comes with first-class perks. Residents enjoy a dedicated concierge, a newly renovated fitness center, and a fabulous reputation for quality and security. This exceptional property includes secure, titled heated underground parking stall, an enclosed storage locker and heated, underground visitor parking. Embrace the ultimate inner-city lifestyle in a walkable, dynamic neighborhood that truly has it all. Book your showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2340768
Bedrooms	1
Bathrooms	1
Year Built	2009
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	619 sq. ft.
Main Level Finished Area:	619 sq. ft.

Condo Fee:	$455.95
Condo Fee Includes:	Amenities of HOA/Condo, Heat, Insurance, Interior Maintenance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	North
Unit Exposure:	East
Floor Location:	Other
Entry Level:	6
Stories Total:	28
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2009 (Age: 17)
Bedrooms:	1 (Above Grd: 1)
Bedrooms Above Grade:	1
Bedrooms On Main:	1
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	0915342
Heating:	Fan Coil
New Constr.:	No
Construction Material:	Brick, Concrete
Structure Type:	High Rise (5+ stories)
Ensuite:	No
Flooring:	Carpet, Ceramic Tile
Cooling:	Central Air

Fireplaces:	0
Garage:	No
Garage Spaces:	1
Parking:	Heated Garage, Stall, Titled, Underground
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Montana
Community:	Beltline
Amenities:	Elevator(s), Fitness Center, Garbage Chute, Parking, Recreation Facilities, Secured Parking, Trash, Visitor Parking
Appliances:	Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Inclusions:	N/A
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Kitchen · 11'7" × 6'2" ·
Main Floor	Living Room · 15'6" × 10'4" ·
Main Floor	Dining Room · 15'6" × 7' ·
Main Floor	Bedroom - Primary · 11'10" × 11'4" ·
Main Floor	Foyer · 13'5" × 6'2" ·
Title to Land:	Fee Simple
Community Features:	Park, Shopping Nearby, Sidewalks, Street Lights
Interior Features:	Elevator, Granite Counters, Kitchen Island, No Smoking Home, Recreation Facilities, Storage

Exterior Features:	Balcony, Barbecue
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	DC (pre 1P2007)
Listed Date:	Aug 31, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/601-817-15-avenue-sw-calgary-a2340768/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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