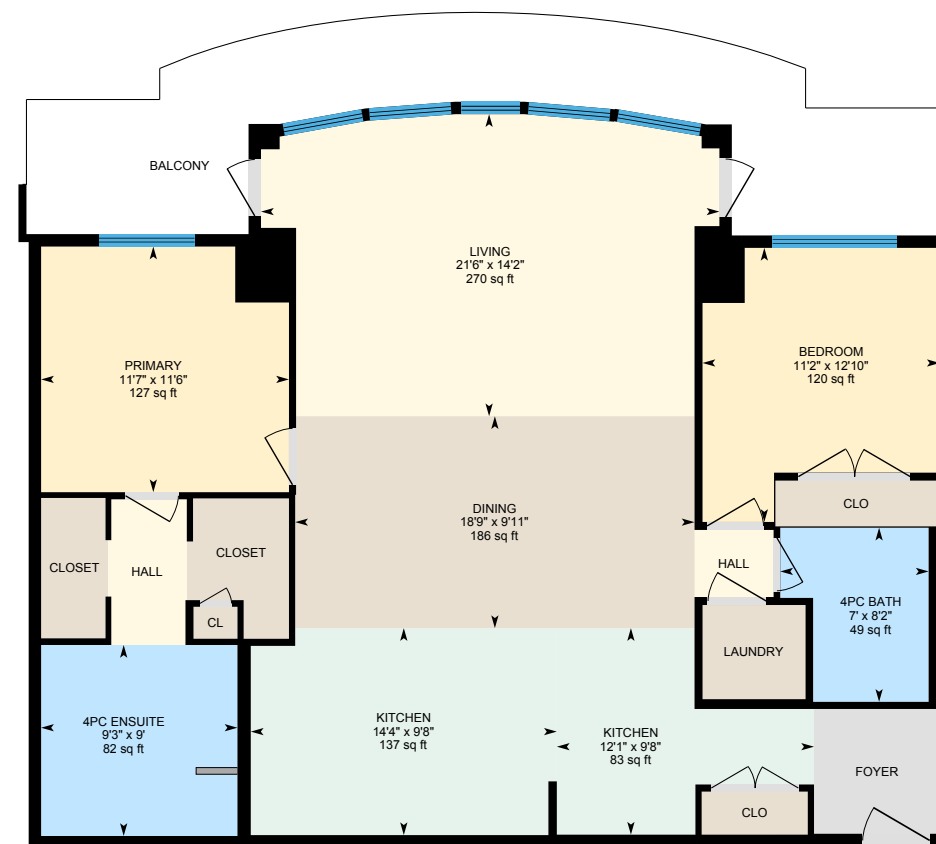


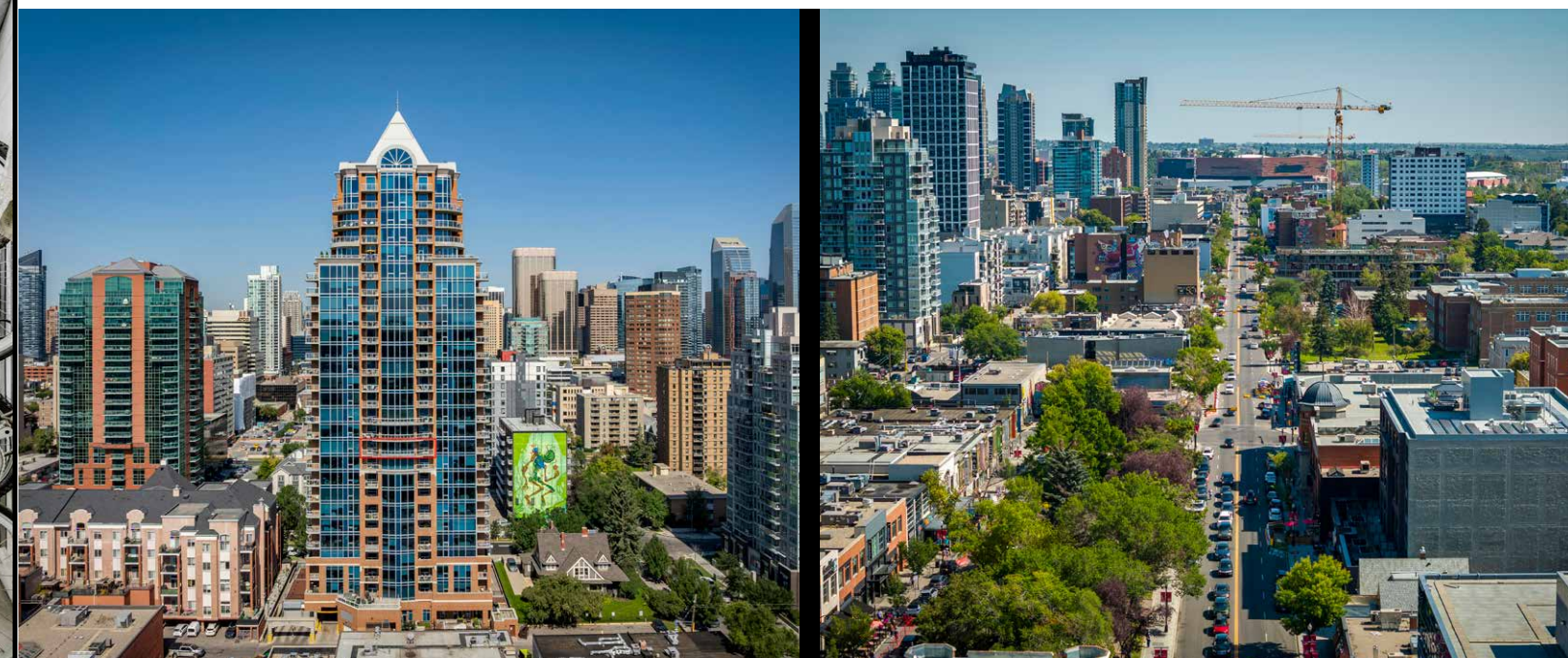
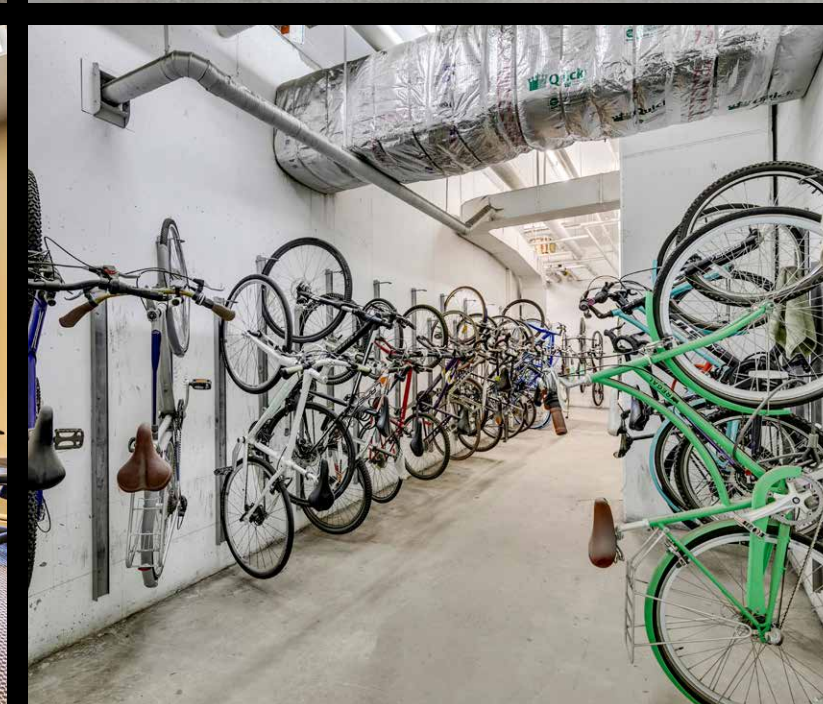
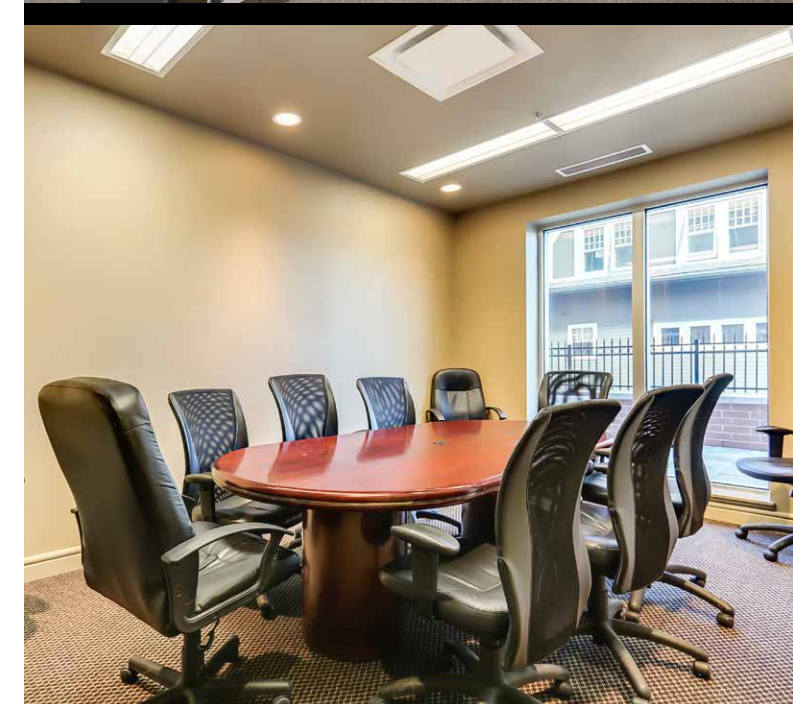
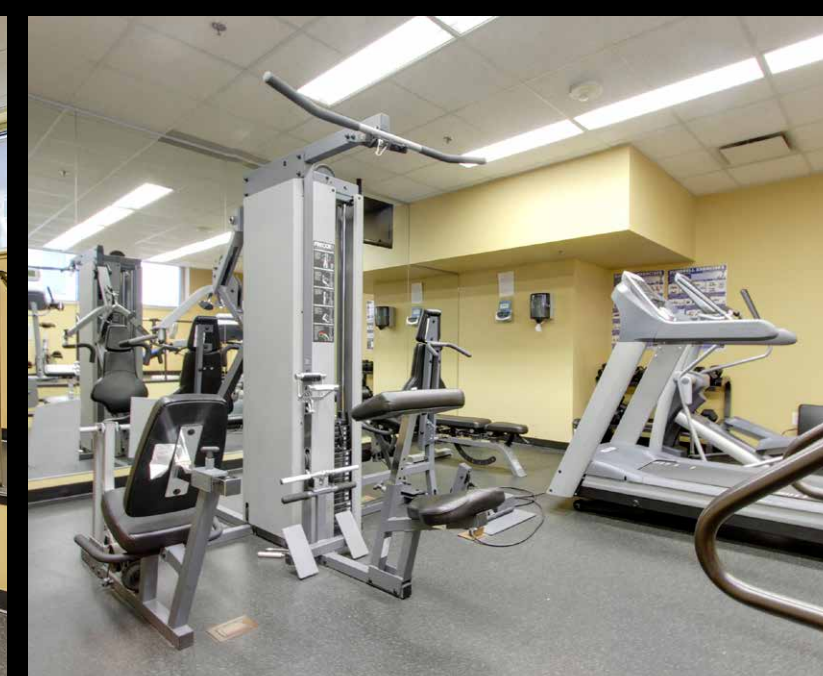
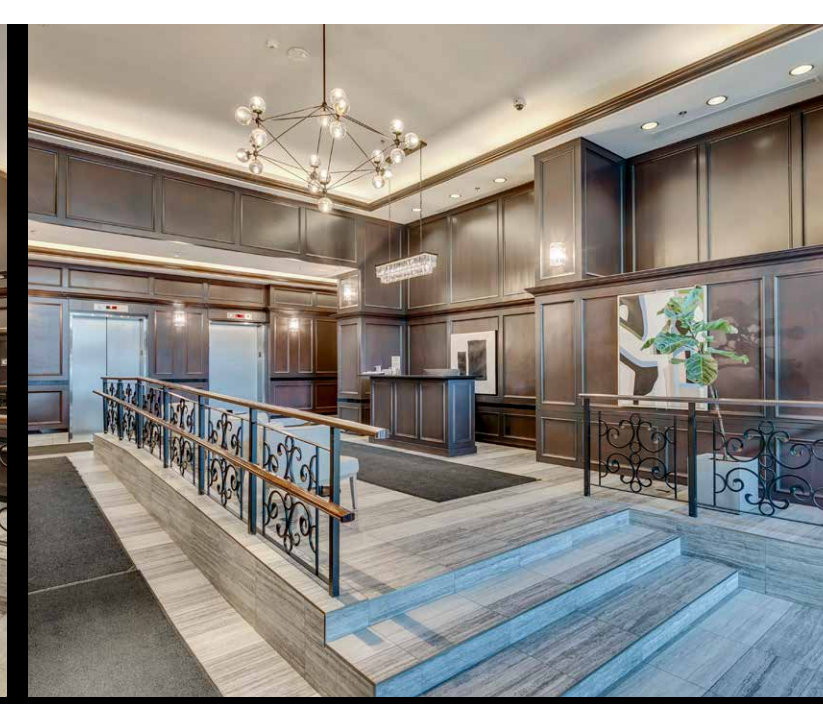
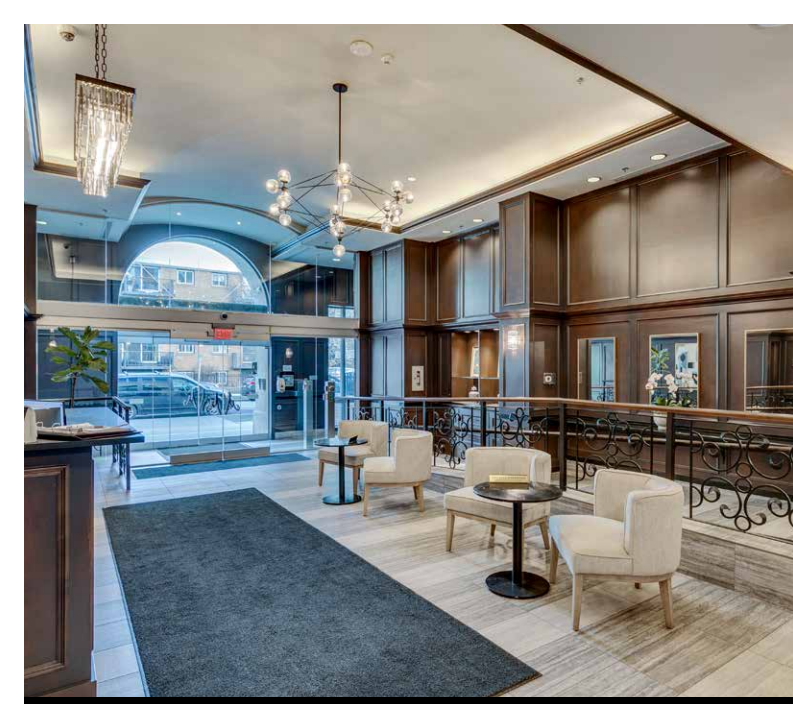
1103-817 15 Ave SW, Calgary, AB

# Welcome Home to

1103-817 15 Ave SW



Main Floor Interior Area 1282.75 sq ft

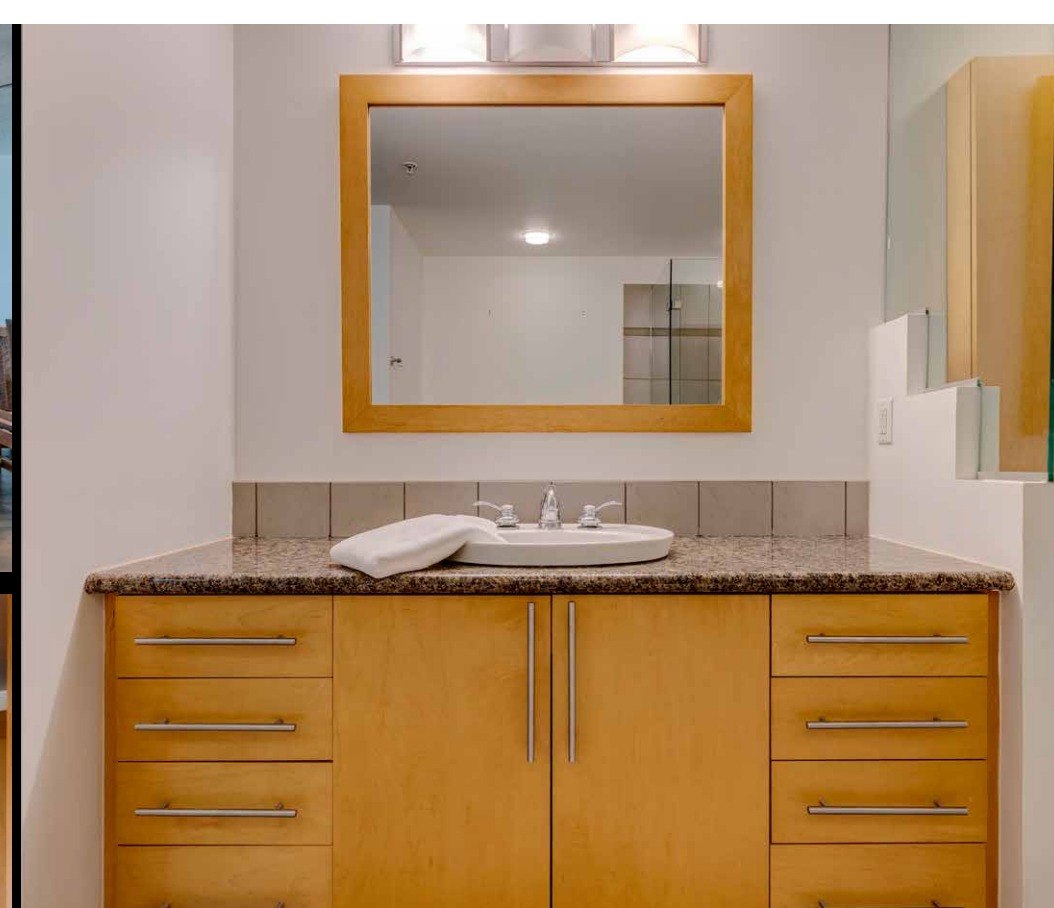
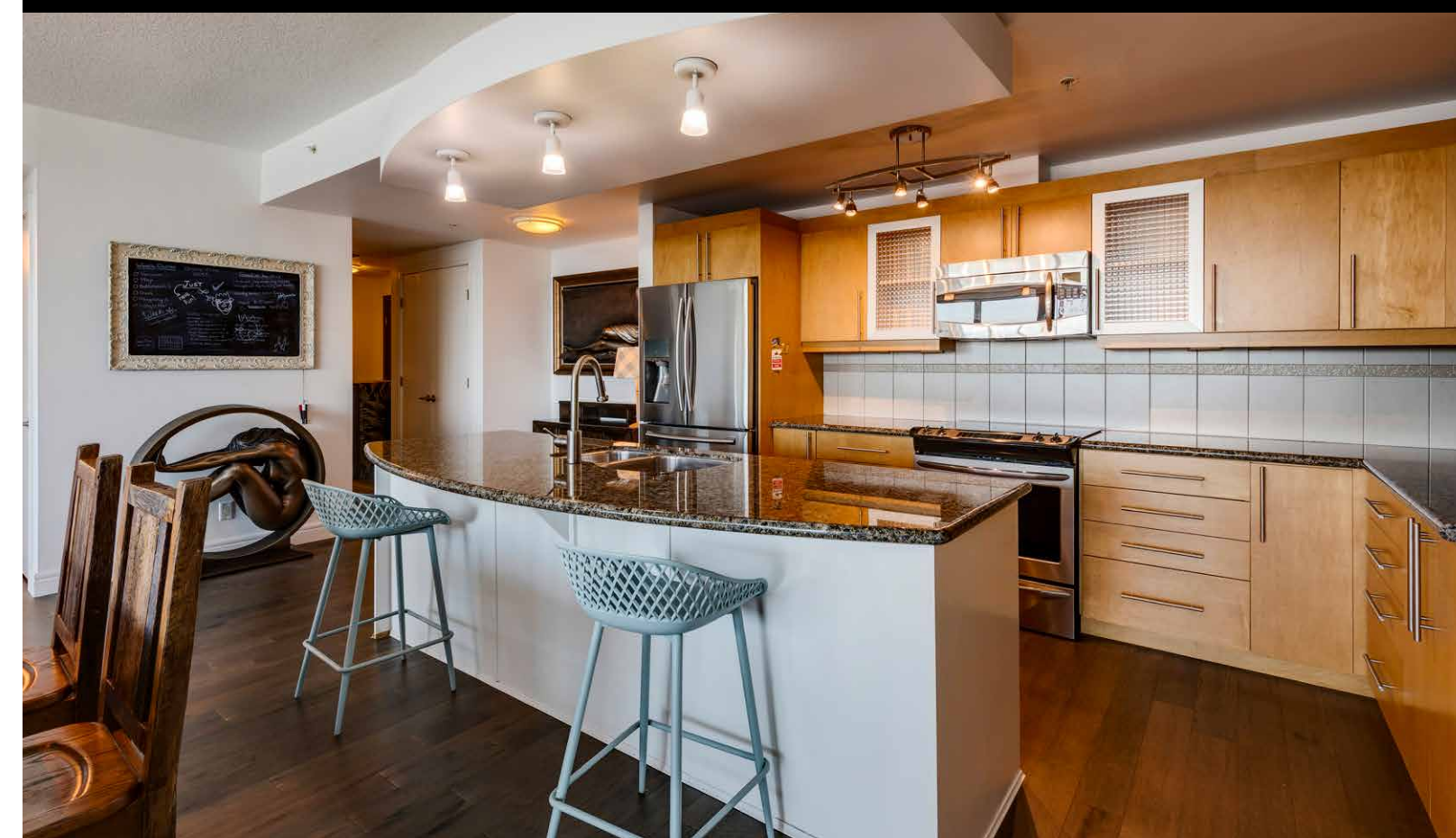
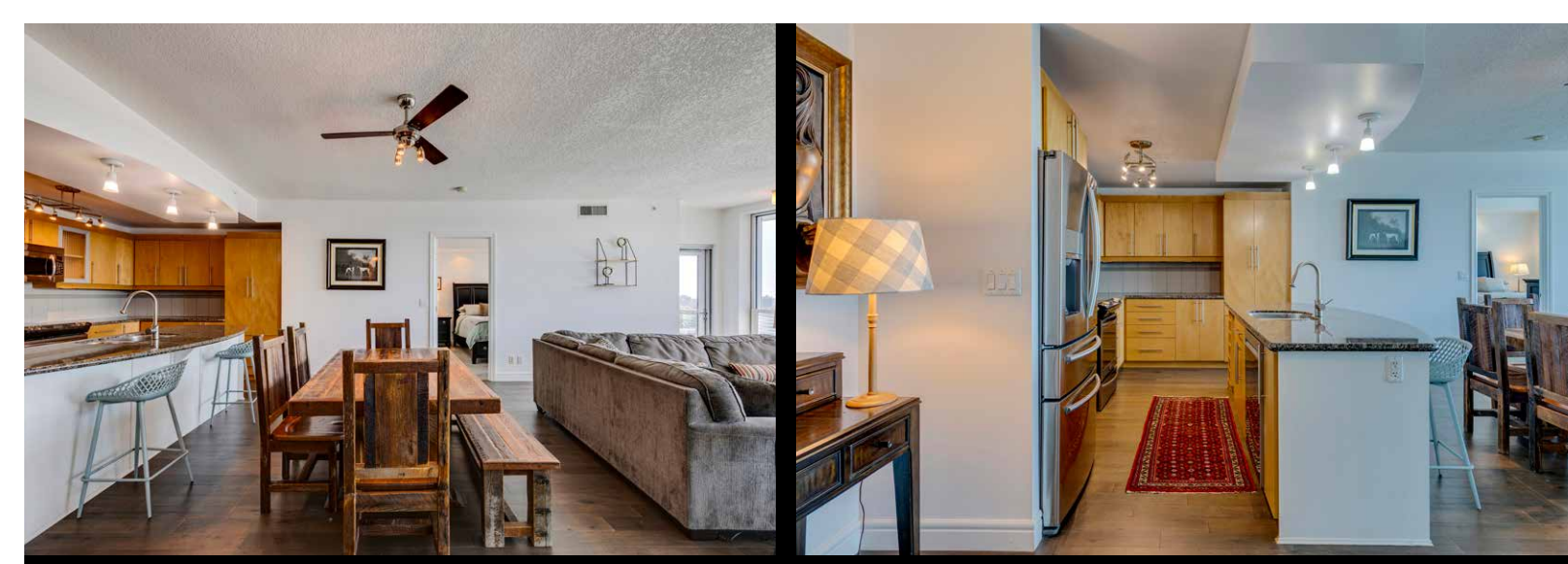


**Chris Zaharko**  
Associate

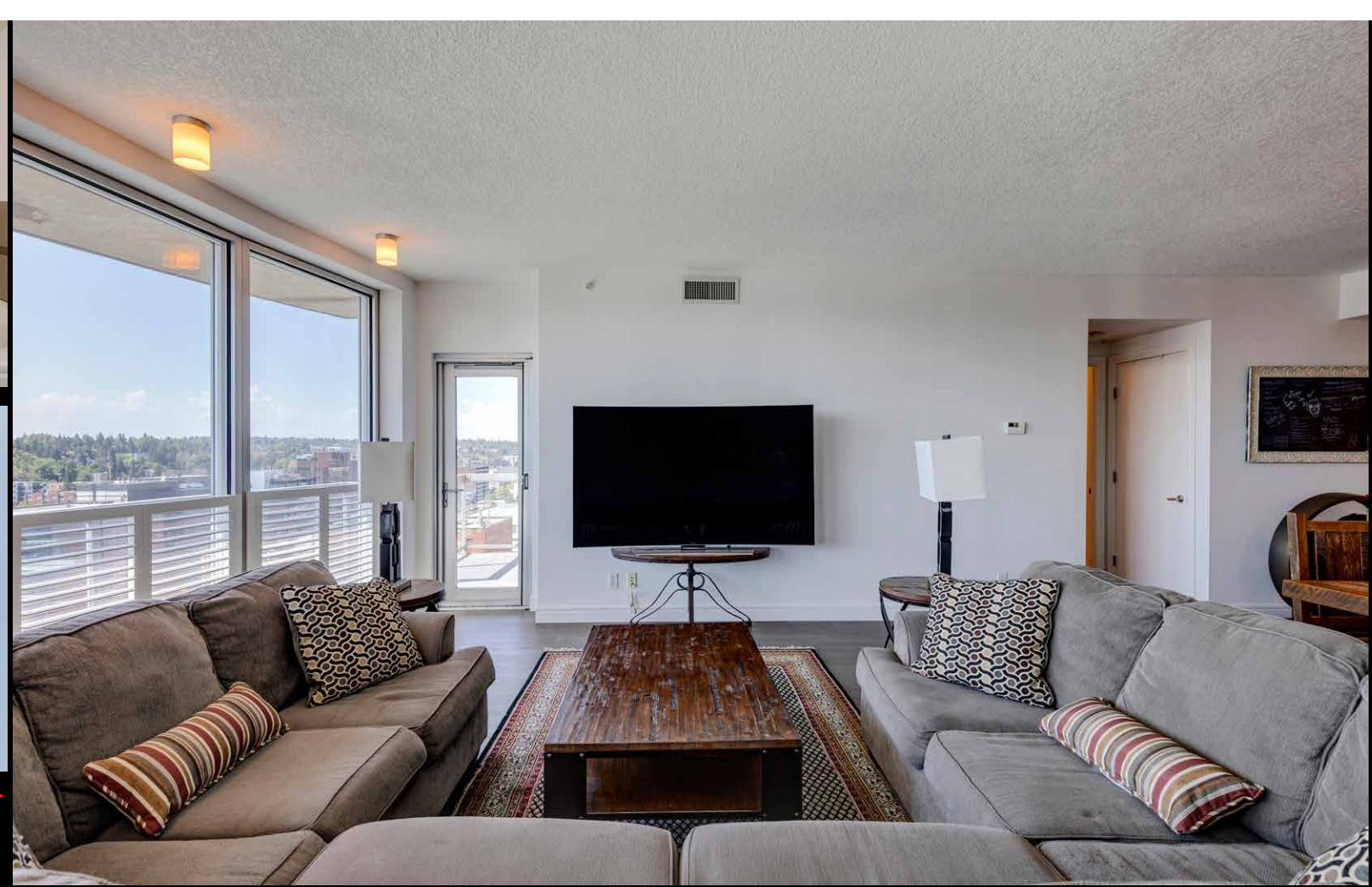
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INDEPENDENTLY OWNED AND OPERATED BROKER

Phone: 403-874-0424  
www.zaharko.com - chris@zaharko.com

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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.



## Chris Zaharko

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[chris@zaharko.com](mailto:chris@zaharko.com)

MLS:	A2251916
Community:	Beltline
Size:	1,282.75 sq ft finished living space
Style:	High Rise Apartment
Year Built:	2010
Taxes:	\$4,332.00/2025
Condo Fee:	\$925.31/Monthly
Parking:	Two Underground Parking Stalls

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