

317, 3600 15A Street SW  
Calgary, Alberta

MLS # A2221069



## \$309,900

|                  |                                     |               |                   |
|------------------|-------------------------------------|---------------|-------------------|
| <b>Division:</b> | Altadore                            |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit         |               |                   |
| <b>Size:</b>     | 638 sq.ft.                          | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 1                                   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Underground |               |                   |
| <b>Lot Size:</b> | -                                   |               |                   |
| <b>Lot Feat:</b> | -                                   |               |                   |

|                    |  |
|--------------------|--|
| <b>Heating:</b>    | Baseboard  |
| <b>Floors:</b>     | Laminate, Vinyl                                    |
| <b>Roof:</b>       | -  |
| <b>Basement:</b>   | -  |
| <b>Exterior:</b>   | Stucco, Wood Frame                                 |
| <b>Foundation:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Laminate Counters, No Smoking Home |

|                   |        |
|-------------------|--------|
| <b>Water:</b>     | -      |
| <b>Sewer:</b>     | -      |
| <b>Condo Fee:</b> | \$ 532 |
| <b>LLD:</b>       | -      |
| <b>Zoning:</b>    | M-C1   |
| <b>Utilities:</b> | -      |

**Inclusions:** N/A

\*Open house Sunday June 22nd 12-2pm\* Live in the heart of one of Calgary's most desirable urban communities! Nestled in the sought-after Kabo building, this stylish top-floor one-bedroom condo with AIR CONDITIONING places you just steps from River Park and only minutes from the vibrant energy of Marda Loop &mdash; with its trendy caf&eacute;s, award-winning restaurants, boutique shopping, and lively street culture. Enjoy the best of inner-city living with a bright, contemporary space designed for both comfort and convenience. West-facing windows and soaring ceilings flood the unit with natural light, while the open-concept layout creates a perfect flow for modern living. The sleek kitchen features two-tone cabinetry, a tiled backsplash, and an eating bar &mdash; ideal for casual meals or hosting friends. Relax in the sunlit living area with a cozy gas fireplace, built-in desk for working from home, easy maintenance vinyl tile and laminate flooring throughout. Step out to your private southwest-facing balcony and take in year-round sunshine and city views &mdash; complete with a gas BBQ hookup for easy outdoor entertaining. Additional features include in-suite laundry, heated underground parking, a good size private storage locker, and a pet-friendly policy. With easy access to downtown, public transit, parks, and Calgary's best inner-city amenities, this home is the perfect match for professionals, first-time buyers, downsizers, or savvy investors. If lifestyle, location, and low-maintenance urban living are on your list &mdash; this condo delivers it all.