

**115, 3600 15A Street SW**  
**Calgary, Alberta**

**MLS # A2161786**



**\$289,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	648 sq.ft.	<b>Age:</b>	2005 (19 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, See Remarks, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 508
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, High Ceilings		

**Inclusions:** N/A

**STYLISH AND BRIGHT | 1 BEDROOM CONDO | DESIRABLE MARDA LOOP | PET FRIENDLY |** Discover the charm and convenience of urban living in this 1-bedroom condo, perfectly situated on a quiet street in the sought-after Marda Loop area. Featuring 9' CEILINGS throughout, every square inch of this inviting home is thoughtfully designed, offering a perfect blend of comfort and urban convenience. The heart of this home features a sleek kitchen featuring STAINLESS STEEL appliances, EUROPEAN STYLE CABINETRY and a large EATING BAR. The living area offers an open floor plan with a GAS FIREPLACE, large windows, and a FRENCH DOOR leading to a west-facing patio, making it the ideal spot for relaxation or entertaining guests. The PRIMARY bedroom is a private retreat, offering a full cheater 4-PIECE ENSUITE. This thoughtful layout enhances both privacy and convenience, making it a perfect urban sanctuary. Additional comforts include IN-SUITE LAUNDRY, a TITLED UNDERGROUND parking stall, and a secured STORAGE LOCKER. You'll love living an easy 10 MIN WALK to Marda Loop, a vibrant hub of activity with over 150 TRENDY BOUTIQUES, gourmet restaurants, and cozy cafes. 10-15 MIN DRIVE DOWNTOWN means you won't be fighting traffic or in the summer you can even bike to work! Don't miss out on this exceptional opportunity in one of Calgary's most vibrant neighborhoods. Check this one out before it's gone!