



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

307, 3600 15A Street SW
Calgary, Alberta

MLS # A2215643



\$320,000

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	644 sq.ft.	Age:	2005 (20 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 532
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: none

TOP FLOOR ONE-BEDROOM CONDO IN KABO! Experience Altadore living at its best — just steps to River Park and minutes from the vibrant shops and restaurants of Marda Loop. Located in the sought-after Kabo building, this contemporary top-floor condo offers quality craftsmanship, soaring ceilings, and an unbeatable location. Inside, large west-facing windows flood the space with natural light, highlighting the bright, thoughtfully designed layout. The open-concept kitchen features sleek two-tone cabinetry, new energy efficient stainless steel appliances, a classic tiled backsplash, and a convenient eating bar — ideal for casual dining or entertaining friends. The living area is both stylish and functional, complete with a cozy gas fireplace, a built-in desk for work-from-home convenience, modern lighting, and wide-plank engineered hardwood flooring. Step outside to your private corner balcony with a gas BBQ hookup and enjoy sunny southwest views year-round. Additional perks include in-suite laundry with a brand new washer/dryer, underground parking, a private storage locker, and a pet-friendly policy. With easy access to parks, transit, downtown, and all the amenities of Marda Loop, this home checks all the boxes for urban living. Whether you're a first-time buyer, investor, or looking to right-size your lifestyle — this is one you won't want to miss.