312, 3600 15A Street SW
Calgary, Alberta

MLS # A2221631

$315,000

Division:	Altadore
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit
Size:	616 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:	Ceramic Tile, Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 508
Basement:	-	**LLD:**	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-

Features: Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)

Inclusions: patio door screen

TOP-FLOOR CONDO LIVING IN ALTADORE'S KABO BUILDING. Welcome to the heart of Altadore — where city energy meets neighbourhood charm. This stylish one-bedroom top-floor condo in the coveted Kabo building is your chance to live just steps from River Park and minutes to the buzz of Marda Loop’s shops, cafes, and restaurants. Inside, you'll find a thoughtfully designed, light-filled space with high ceilings and oversized east-facing windows that usher in the morning sun. The open-concept kitchen shines with sleek two-tone cabinetry, stainless steel appliances, quartz countertops, and a central island perfect for casual meals or weekend entertaining. The cozy living area features a gas fireplace, built-in desk for remote work days, modern fixtures, and wide-plank vinyl floors that add warmth and style. Step through the patio door onto your private balcony with a gas BBQ hookup. Additional features include in-suite laundry, secure underground parking, a private storage locker, and a pet-friendly policy for your furry companions. With easy access to parks, downtown, and transit — and all the lifestyle perks of Marda Loop — this is urban living with a community feel. Whether you're a first-time buyer, an investor, or simply ready for a change of pace, this top-floor gem is a rare find.