



**GRASSROOTS**  
REALTY GROUP

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

1, 3511 15 Street SW  
Calgary, Alberta

MLS # A2256477



**\$215,000**

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	833 sq.ft.	Age:	1968 (57 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Combination	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Pantry		

Inclusions: CURTAIN RODS

Fall in love with life in Altadore! This stylish main floor unit features newer stainless steel appliances, granite counters, a bright open layout, roof replaced in 2018, original copper electrical, and no Poly-B plumbing. The building showcases a beautiful brick and concrete exterior veneer, offering timeless charm and durability. With no steep stairs, it's safe and convenient for families, downsizers, or anyone seeking ease of living. Enjoy being just steps from River Park's 52 acres of trails, the South Calgary Outdoor Pool, and vibrant Marda Loop with its pubs, cafés, shopping, and year-round festivals. Families will love the nearby schools including Altadore School, Lycee Louis Pasteur, Rundle Academy, and Mount Royal University. Offered at an amazing price, this home is both a cozy retreat and a smart investment in one of Calgary's hottest neighbourhoods! Book your private viewing today!