



GRASSROOTS
REALTY GROUP

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409, 3375 15 Street SW
Calgary, Alberta

MLS # A2260062



\$674,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Penthouse		
Size:	1,153 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 777
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	MU-1 f2.55h15
Foundation:	-	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		

Inclusions: Wall Mounted Dyson Vacuum Cleaner

Bright & spacious 3-bed, 3-bath TOP FLOOR CORNER UNIT in this sought-after South Calgary low-rise — offering nearly 1,155 sq ft of living space with 10 FOOT CEILINGS! The heart of this home is the stylish kitchen, beautifully appointed with quartz countertops, sleek cabinetry, stainless steel appliances, a bar fridge and a functional kitchen island with seating. Flowing seamlessly from the kitchen, the open layout features a generous dining area and a sun-filled living room framed by large picture windows that enhance the airy feel. The primary bedroom is a true retreat, complete with a walk-in closet and private 4-piece ensuite. The second bedroom features a 3-piece ensuite, with the third bedroom and 4-piece bath providing flexible options for family, guests or a home office. Additional highlights include a stunning and private outdoor terrace, TWO TITLED UNDERGROUND PARKING STALLS and an assigned storage locker. Residents enjoy superb amenities such as a fitness centre, guest suite, pet wash, secure underground parking with 10 visitor parking stalls + EV charging stall and bicycle storage. Perfectly located in vibrant South Calgary, this home is just minutes to parks, pathways, schools, transit, shopping, and Marda Loop’s wide array of restaurants and cafes.