



GRASSROOTS
REALTY GROUP

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1, 3511 15 Street SW
Calgary, Alberta

MLS # A2274549



\$218,000

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	833 sq.ft.	Age:	1968 (58 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 492
Basement:	-	LLD:	-
Exterior:	Brick, Concrete	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Pantry		

Inclusions: N/A

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!