



**219, 3600 15A Street SW  
Calgary, Alberta**

**MLS # A2286259**



**\$325,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	753 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 616
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers		
<b>Inclusions:</b>	N/A		

Located in Marda Loop—an iconic Calgary neighbourhood celebrated for its culture, connectivity, and charm; this move-in-ready condo delivers the lifestyle today's buyers seek. Offering modern living at an approachable price point, this two-bedroom home places you steps from some of the city's best cafés, boutiques, and everyday conveniences. The stunning main living area sets the tone with a cool, contemporary vibe anchored by a gas fireplace and filled with natural light from expansive west-facing windows. The open layout feels airy and inviting, extending seamlessly to a private, tree-lined balcony—an ideal spot to unwind in the evening or host casual gatherings. The modern kitchen complements the space with clean lines and thoughtful functionality, while a full bathroom, in-suite laundry, underground parking, and a storage locker add everyday ease. Situated in the Kabo complex, this home offers walkable access to everything Marda Loop has to offer, with the energy of 17th Avenue just minutes away. A refined opportunity in one of Calgary's most desirable locations.