



**108, 3600 15A Street SW
Calgary, Alberta**

MLS # A2294486



\$279,800

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	610 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating: Baseboard, Fireplace(s), Natural Gas

Water: -

Floors: Hardwood, Tile

Sewer: -

Roof: Tar/Gravel

Condo Fee: \$ 511

Basement: None

LLD: -

Exterior: Concrete, Vinyl Siding, Wood Frame

Zoning: M-C1

Foundation: Poured Concrete

Utilities: -

Features: Ceiling Fan(s), High Ceilings, No Smoking Home, Quartz Counters

Inclusions: n/a

Welcome to KABO — ALTADORE’s DESIRED CONDO located in the HEART of MARDa LOOP!!! This HIGHLY DESIRED 3-STOREY BUILDING is just 5 MINUTES TO DOWNTOWN and steps to EVERYTHING you love about inner-city living! This MOVE-IN READY 1 BEDROOM, 1 BATHROOM CORNER UNIT offers a BRIGHT + OPEN CONCEPT LAYOUT with 9’ CEILINGS and NEW HARDWOOD FLOORS throughout the entire unit — a rare upgrade you’ll LOVE!! The UPDATED KITCHEN is designed to impress with QUARTZ COUNTERTOPS, a raised breakfast bar, HIGH-END STAINLESS STEEL APPLIANCES, and a built in wine rack — perfect for entertaining or unwinding after a long day. The SPACIOUS living + dining area features a COZY NATURAL GAS FIREPLACE, creating the perfect atmosphere year-round. The primary bedroom flows seamlessly into a WALK-THRU CLOSET leading to your 4-PIECE bathroom, conveniently located next to IN-SUITE LAUNDRY for everyday ease. And here’s where this one REALLY stands out… You’ll love the HEATED UNDERGROUND PARKING with an OVERSIZED STALL that can FIT A TRUCK, located right next to your LARGE STORAGE UNIT — a RARE and highly sought-after feature! Additional perks include BIKE STORAGE and a BRAND NEW A/C UNIT to keep you comfortable all summer long. Step outside and you’re instantly connected to one of Calgary’s BEST communities. Located in MARDa LOOP, you’re within WALKING DISTANCE to 17TH AVE, PARKS, TENNIS COURTS, POOLS, CAFÉs, RESTAURANTS, BARS, SHOPPING and MORE!!! Whether you’re a FIRST-TIME BUYER, STUDENT, YOUNG PROFESSIONAL, or INVESTOR, this home offers the PERFECT BLEND of

LIFESTYLE, LOCATION, and VALUE. CONDOS WITH THIS MANY UPGRADES + THIS LOCATION DON’T COME UP OFTEN
— BOOK YOUR PRIVATE SHOWING TODAY!!!