



203, 3600 15A Street SW
Calgary, Alberta

MLS # A2302335



\$269,988

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	615 sq.ft.	Age:	2005 (21 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Welcome to Unit 203 in KABO, a bright and functional 1-bedroom, 1-bath condo in the heart of Altadore. This well-designed second-floor unit features an open-concept layout with 9' ceilings, a spacious kitchen(with new range, microwave and dishwasher) with maple cabinetry and breakfast bar, a cozy living room with gas fireplace, and a private covered balcony. The generous bedroom is located next to the 4-piece bath and in-suite laundry for added convenience. Heated underground parking and a separate storage locker are included. Pet-friendly building with board approval. Ideally located steps to River Park, Sandy Beach pathways, shopping, transit, and all the amenities of vibrant Marda Loop. A great opportunity for first-time buyers, investors, or anyone seeking an inner-city lifestyle in a desirable community.