



**302, 3704 15A Street SW
Calgary, Alberta**

MLS # A2143247



\$434,900

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	1,022 sq.ft.	Age:	2004 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Garage Door Opener, Gated, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: Blinds, Murphy Bed

This location gives you an inner city lifestyle with a suburban vibe. It truly is the perfect location. Located on a gorgeous, quiet, treelined street, this complex is walking distance to all that Marda Loop has to offer. As you drive up you will notice just how well maintained this complex is. Also notice the secured covered parking. As you enter the unit ensure you open up all of the closets. You will appreciate the custom closet organizers increasing your storage space. This unit was updated with classic finishings, making it still feel like new. The secondary bedroom features a clever Murphy Bed and a cheater door to its own ensuite. The primary bedroom has a large walk-in closet with more custom built-ins and it too has a full ensuite. The huge laundry room has a ton of counter and cupboard space. Make your way into the open concept living area. The kitchen features granite counters, stainless appliances and a gorgeous backsplash. The living room has a cozy corner fireplace and huge South facing windows. If a private outdoor space is on your list, check out this amazing covered patio. Large enough to enjoy dinners outside and quaint enough to curl up with a good book. There is also extra storage out here nicely tucked away in its own storage room. Secured, covered, parking is nice to have in any season. This is an amazing way to enter the Calgary market and a great investment.