



**104, 3501 15 Street SW**  
**Calgary, Alberta**

**MLS # A2149521**



**\$390,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	911 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<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>	\$ 741
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home		

**Inclusions:** N/A

Discover the epitome of urban living in this expansive 2 bed, 2 bath apartment, featuring a stunning renovated kitchen with white shaker cabinets, stone countertops, and modern stainless steel appliances. The open concept layout seamlessly connects the living, kitchen, and dining areas, all bathed in natural light—perfect for entertaining guests or relaxing in front of the cozy living area by the fireplace. Both bedrooms are generously sized, with the primary bedroom boasting a spacious walk-through closet leading to a fantastic updated 4-piece en-suite bathroom. The second bedroom is conveniently located near the additional 4-piece bathroom. A dedicated office space makes working from home a breeze, and in-unit laundry adds to the convenience of this incredible condo. Step outside through the sliding doors to enjoy your private patio, complete with gas hookup. The unit includes an underground parking spot in the heated parkade and an additional storage unit, a true necessity for condo living. Located near the vibrant heart of Marda Loop, you'll be steps away from trendy boutiques, incredible coffee shops, and fantastic bars and restaurants. You're also close to the entertainment district of 17th Ave. This apartment offers a perfect blend of modern luxury and urban convenience. Don't miss out on this exceptional opportunity.