



**309, 3600 15A Street SW  
Calgary, Alberta**

**MLS # A2193627**



**\$315,000**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Penthouse		
<b>Size:</b>	649 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	1	<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>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 532
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Stone Counters		

**Inclusions:** Window Coverings

Welcome to this recently updated top floor west facing unit located in the sought after community of Marda Loop. This bright one bedroom, one bathroom condo offers an open concept floor plan with a modern design including brand new luxury laminate flooring, new dishwasher, new LG washer/dryer and a fresh paint job! Upon entering the unit you are immediately greeted by the spacious kitchen with full size stainless steel appliances, featuring new quartz countertops, over the range microwave hood-fan combo and an island with breakfast bar. Next to the kitchen is the dining area and a separate built-in desk. Cozy up in the living room next to the gas fireplace or head out the door to your west facing private balcony to wind down the day. The large windows in the living room allows for a ton of natural light throughout the day. The bedroom in this condo can accommodate a king size bed! Walk thru your oversized closet to a 4-piece ensuite bathroom. Kabo is a well maintained 3 storey building just steps away to all the trendy shopping and convenience Marda Loop has to offer while being close to highways, Mount Royal and the downtown core. This unit also comes with underground parking, separate storage and designated bike area.