



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

116, 3600 15A Street SW
Calgary, Alberta

MLS # A2198784



\$319,900

| | | | |
|------------------|------------------------------------|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 618 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Parkade, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--------------------------------|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 508 |
| Basement: | - | LLD: | - |
| Exterior: | Stucco, Vinyl Siding | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | Open Floorplan | | |

Inclusions: n/a

Welcome to this UPDATED, stylish and move-in ready condo in the heart of Marda Loop! Only steps to the best of what Calgary has to offer in the sought after community of Altadore. Steps to River Park and its sweeping city views attached to Sandy Beach for relaxing and rafting summers. Walk to Breweries, restaurants and boutique shopping. This ground floor unit will have you out and about and enjoying a community lifestyle like no other. The tastefully renovated main level unit is a great choice for first-time buyers, investors, or pet owners alike (*Board approval required*). Nestled in one of the best areas of a safe and quiet well-kept building alongside neighbourhood shops, cafes, dog park and more. The welcoming east-facing unit gets plenty of natural light showing off the freshly painted, modern and neutral colours throughout. You'll love the updated kitchen with quartz countertops, quartz backsplash, stainless steel appliances, remodelled bathroom, new carpet, new paint and all the stylish finishes. The ground floor location allows for quick and easy outdoor access for summer enjoyment and is great for pet owners and the inner inner city gardener. Topping this off is a spacious patio, perfect for relaxing or entertaining. Secure UNDERGROUND PARKING and an assigned storage unit. This condo is in a fantastic location, close to restaurants, shopping, and transit, with quick access to downtown & the Elbow River. Whether you are looking for your first home, or an investment property, this condo is a great opportunity. Call to view today.