



GRASSROOTS
REALTY GROUP

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

201, 3526 15 Street SW
Calgary, Alberta

MLS # A2208560



\$449,900

Division:	Altadore		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	1,156 sq.ft.	Age:	1979 (46 yrs old)
Beds:	2	Baths:	2
Garage:	Alley Access, Assigned, Carport, Off Street, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Lawn		

Heating:	Baseboard
Floors:	Carpet, Hardwood, Other, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Brick, Stucco, Wood Frame
Foundation:	Poured Concrete
Features:	Granite Counters, Kitchen Island, Open Floorplan, Storage

Water:	-
Sewer:	-
Condo Fee:	\$ 320
LLD:	-
Zoning:	M-C1
Utilities:	-

Inclusions: all window coverings

This well maintained top floor townhome is move in ready and has an bright and open floorplan. Your guests will be greeted by the spacious and bright foyer with extra wide staircase leading to your large living room with hardwood flooring, cozy corner fireplace and patio doors to your west facing balcony. The well appointed kitchen has a central island, granite counters, plenty of cabinets and a built-in bar with beverage fridge next to the dining area. There are 2 good sized bedrooms, the primary bedroom has a 4 piece ensuite and second bedroom is beside the main bath. The insuite laundry is right off the kitchen area. You also have an assigned parking stall in the carport off the back alley. Located minutes from downtown and easy walk to the amenities and shops in Marda Loop, this home is not to be missed.