

**118, 3600 15A Street SW**  
**Calgary, Alberta**

**MLS # A2285621**



**\$329,900**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	776 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<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>	Carpet, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 639
<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>	Ceiling Fan(s), Laminate Counters, See Remarks		

**Inclusions:** None

With the Altadore river park and Marda Loop just minutes away, this 2 bedroom unit with 9' ceilings in Kabo is a stylish condo in the perfect location! This property has stainless steel appliances in the kitchen, plenty of cabinets and a breakfast bar with an open concept to the living room that is ideal for entertaining. The living room has a corner gas fireplace and brand new hardwood floors that extend into the two bedrooms. The master bedroom is a nice size and has a walk-in closet that connects to a 4 piece bathroom. The second bedroom is also a good size and can alternatively be used as a home office or fitness room. This property also has insuite laundry and plenty of windows that bring in an abundance of natural light to the unit. There is a patio just off the living room that is perfect for summer relaxation and BBQs. This condo has an underground secured parking stall as well as a secured storage locker. Call to view today!