

**304, 3501 15 Street SW**  
**Calgary, Alberta**

**MLS # A2300842**



**\$429,000**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Multi Level Unit		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Heated Garage, Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 988
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, High Ceilings, Open Floorplan, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to loft living at its finest in the heart of Altadore. Perched on the top floor of the sought-after Copa Complex, this spacious 2-bedroom, 2-bathroom loft offers 1,162 sqft of elevated urban style, perfectly blending comfort, character, and an unbeatable location. Step inside and feel the difference soaring vaulted ceilings make, allowing natural light to pour in all day long and create an airy, open atmosphere. The main living space is warm and inviting, complete with a cozy gas fireplace, while the thoughtfully updated kitchen shines with new lighting, under-cabinet illumination, a new fridge, and new dishwasher, perfect for both everyday living and entertaining. The lofted upper level adds versatility and charm, featuring decorative wall cabinetry, making it an ideal space for a home office, lounge, or creative retreat. Both bathrooms are equipped with automatic fans, and practical upgrades like closet storage shelving and patio deck flooring enhance everyday convenience. Step outside to your private balcony and soak in the vibrant energy of Marda Loop... just steps from it all. Enjoy unmatched walkability with Avenue Thirty Four just blocks away, home to local favourites like Dopo, Penny Crown, Tat's Treats, and Avitus Wine Bar, along with trendy boutiques, cafes, and more. Nature lovers will appreciate being within walking distance to River Park, Sandy Beach, and scenic green spaces. This pet-friendly (with board approval), well-managed building also offers heated underground parking with your own single stall, plus underground visitor parking for guests. As one of the largest units in the complex, this is a rare opportunity to own a standout loft in one of Calgary's most dynamic communities. This is urban living done right: stylish, spacious, and right in

the action.