

**101, 3704 15A Street SW**  
**Calgary, Alberta**

**MLS # A2306136**



**\$384,500**

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Metal Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this stylish and well maintained 2 bedroom, 2 bathroom condo in the heart of Altadore. This spacious home features a modern open-concept design with polished concrete floors and in-floor heating, offering both style and comfort. The bright, open living area is flooded with natural light from large windows and is anchored by a cozy gas fireplace, creating the perfect space for entertaining or relaxing at home. The adjacent dining area opens directly onto a private west-facing patio, ideal for enjoying afternoon sun and evening sunsets. The contemporary kitchen is thoughtfully designed with a large island and bar seating, stainless steel countertops, neutral backsplash, and stainless steel appliances. The primary bedroom includes a walk-in closet with custom shelving and a 4-piece ensuite featuring granite countertops. The well-designed, private floor plan places the second bedroom down the hall—perfect for guests, a home office, or a roommate setup. Additional highlights include in-suite laundry, a quiet and well-managed building, and assigned parking in a secure underground garage. Ideally located just blocks from River Park and Sandy Beach, and steps from the shops, caf&eacute;s, and restaurants of Marda Loop, this home offers easy access to public transit and is only minutes from downtown—combining urban convenience with a relaxed neighborhood feel.