

203, 3501 15 Street SW
Calgary, Alberta

MLS # A2311311



\$369,999

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	927 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 778
Basement:	-	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Walk-In Closet(s)		

Inclusions: N/A

Tucked into the heart of the highly prized community of Altadore, this beautifully updated 2-bedroom, 2-bathroom corner unit offers the perfect blend of comfort, style, and unbeatable inner-city living all at an incredibly affordable price! Freshly painted with updated light fixtures throughout, this bright and airy second-floor home is filled with natural light thanks to its ideal northeast facing exposure, keeping things bright without the summer heat. The thoughtfully designed split-bedroom layout offers exceptional privacy, with bedrooms positioned on opposite sides of the unit rather than sharing a wall. The spacious primary retreat features a walk-in closet, a private 3-piece ensuite, and a charming Juliette balcony for a touch of fresh air and romance. You will simply fall in love with the Spacious Kitchen complete with idyllic windows over the sink facing the beautiful tree lined street. The open concept style layout and the cozy built in fireplace offer the perfect place to host family and friends. Complete with assigned secure underground parking, elevator access, and an assigned storage locker, this well-maintained building offers both convenience and peace of mind. And the location? Simply exceptional! Just steps from the popular Marda Loop shopping district, you'll have a never ending list of Calgary's best restaurants, cafes, boutiques, fitness studios, and local hangouts right outside your door! Plus, River Park and the Elbow River Valley (Sandy Beach Recreation & Picnic Areas) which is also home to one of the city's most beloved off-leash dog parks, is only a short 5 minute stroll away. You and your furry little friends are going to love being able to walk everywhere! Priced to sell! This is truly an incredible opportunity to embrace urban living with a little extra wag in its tail. Book your showing today, this unit will not last long!