

11, 3511 15 Street SW
Calgary, Alberta

MLS # A2335473



\$199,900

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	515 sq.ft.	Age:	1976 (50 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Outside, Parking Lot, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 318
Basement:	-	LLD:	-
Exterior:	Brick, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Soaking Tub, Vinyl Windows		

Inclusions: None

Welcome to this BEAUTIFULLY UPDATED TOP-FLOOR condo in the HEART of Altadore, one of Calgary's most sought-after inner-city communities!! Offering approximately 515 SQ. FT. of stylish living space, this BRIGHT and INVITING 1 BEDROOM + 1 BATHROOM home is perfect for first-time buyers, young professionals, downsizers, or investors looking for an exceptional location with LOW CONDO FEES. Step inside and you'll immediately appreciate the MODERN FINISHES throughout, including luxury vinyl plank flooring, contemporary paint colours, and an open-concept layout designed to maximize both comfort and functionality. The spacious living room is filled with natural light from the large WEST-FACING patio doors and opens onto your private balcony - the perfect place to relax, enjoy the afternoon sun, or unwind after a busy day. The RENOVATED kitchen is both stylish and practical, featuring crisp white cabinetry, premium GRANITE countertops, stainless steel appliances, an attractive tile backsplash, and plenty of cabinet space for storage. Adjacent to the kitchen, the dedicated dining area creates an ideal setting for everyday meals or entertaining family and friends. The generously sized primary bedroom offers ample room for a king-sized bed, a large closet, and plenty of natural light. The updated 4-piece bathroom showcases MODERN finishes and TIMELESS design, completing this move-in-ready home. Additional features include an assigned outdoor parking stall with electrical outlet, a separate storage locker located right beside the unit, and the CONVENIENCE of low-maintenance condo living. The building has been well maintained. A major building IMPROVEMENT includes newer windows, replaced approximately four years ago, providing improved energy efficiency, modern appeal and overall peace of mind. Located just

minutes from the vibrant Marda Loop District, you'll LOVE having some of Calgary's best local coffee shops, restaurants, pubs, boutiques, fitness studios, and everyday amenities right at your doorstep. Enjoy nearby parks, River Park, Sandy Beach, Glenmore Athletic Park, and an extensive network of walking and cycling pathways. Commuting is effortless with quick access to Downtown Calgary, Mount Royal University, 17th Avenue SW, Crowchild Trail, and major roadways. Whether you're looking for your first home, a TURNKEY investment property, or an affordable opportunity to live in one of Calgary's most desirable inner-city neighbourhoods, this exceptional Altadore TOP-FLOOR condo offers outstanding value, modern updates, and an unbeatable lifestyle. Don't miss your opportunity to call this wonderful home yours!! CALL TODAY to book YOUR PRIVATE TOUR!!