

101, 3704 15A Street SW
Calgary, Alberta

MLS # A2340064



\$350,000

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	875 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Fireplace(s), Hot Water	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Metal Counters, No Smoking Home, Open Floorplan		

Inclusions: None

Some homes are simply places to live. Others become part of your story. This beautiful two-bedroom, two-bathroom condo in the heart of Altadore was exactly that. It was the place where a young professional began her career in Calgary. Where evenings ended with walks through the neighbourhood, weekends meant discovering another favourite restaurant in Marda Loop, and quiet mornings started with coffee on a private west-facing patio surrounded by the peaceful greenery she lovingly tended each season. For Barley, it quickly became home too. Every day meant an eager walk to his favourite off-leash park just around the corner, where there was always another adventure waiting and another four-legged friend to meet. Returning home, tired paws would stretch out on the warm in-floor heated concrete floors while the fireplace flickered on cool evenings. Inside, the condo blends modern design with everyday comfort. The open-concept living space is bright, welcoming, and perfect for entertaining family and friends. The kitchen quickly became the heart of the home, with its stunning stainless steel countertops, generous island, modern appliances, and plenty of room for everything from weeknight dinners to holiday baking. Practical, beautiful, and incredibly easy to keep spotless, it was designed to be used and enjoyed. The thoughtfully designed floor plan offers privacy for both bedrooms, making it equally perfect for guests, a home office, or sharing with a roommate. California shutters provide year-round comfort and privacy, while secure gated parking, in-suite laundry, and a quiet, well-managed building make everyday living effortless. But what makes this home truly special is everything waiting just beyond the front door. Imagine walking to your favourite cafe; on a Saturday morning. Meeting friends for dinner in Marda Loop without worrying

about parking. Exploring River Park and Sandy Beach whenever you need a break from the day. Cycling downtown in minutes while still coming home to one of Calgary's most welcoming neighbourhoods. This condo has been filled with laughter, celebrations, quiet evenings, and the excitement of life's milestones. It witnessed the beginning of a career, the start of a wonderful relationship, and eventually the journey to a first family home. Now it's ready for someone else's story. Perhaps yours.