

306, 3501 15 Street SW
Calgary, Alberta

MLS # A2345793



\$424,888

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Multi Level Unit		
Size:	1,011 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Parkade, Secured, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Forced Air, Hot Water	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 882
Basement:	-	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Mirror above Fireplace

Top-floor living, soaring ceilings and an exceptional inner-city location come together in this distinctive two-level condo in Altadore. Welcome home to Marda Loop condo living. Filled with natural light from an impressive wall of south-facing windows, the open-concept main living area immediately feels larger than expected. Vaulted ceilings draw the eye upward while the gas fireplace anchors the living room, creating a bright and inviting space for everyday living and entertaining. The kitchen offers excellent functionality with a large breakfast bar, generous cabinetry and counter space, stainless steel appliances and an easy connection to both the dining and living areas. Step outside onto the private south-facing balcony for morning coffee or an evening outdoors. The main level includes two bedrooms and two full bathrooms, including a primary bedroom with its own 4-pc ensuite. In-suite laundry and additional assigned storage unit add everyday convenience. Upstairs, the loft is one of the home's standout features. Overlooking the main living area, this flexible bonus space is ideal for a home office, media room, fitness area or quiet retreat while preserving the bedrooms for their intended use. The home also includes secured assigned parking and storage, while condo fees include heat, water, sewer, insurance, parking, professional management, reserve fund contributions, snow removal and common-area maintenance. And then there is the location. Just steps from River Park and minutes from the heart of Marda Loop, you'll be surrounded by one of Calgary's most vibrant inner-city districts, with an outstanding collection of restaurants, caf  s, shops and local businesses close to home. The recently completed Marda Loop Main Streets improvements have transformed 33rd and 34th Avenues with wider sidewalks, enhanced pedestrian areas, new

landscaping, improved lighting and mobility connections, creating an even more walkable and inviting neighbourhood. With convenient access to 17th Avenue and downtown Calgary, this is an opportunity to enjoy both the character of an established community and the benefits of a newly revitalized streetscape. Don't let this incredible opportunity to own a top floor unit in this very desirable area slip away. Book your private viewing with your favorite Realtor today!