

101, 3501 15 Street SW
Calgary, Alberta

MLS # A2348225



\$334,500

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	672 sq.ft.	Age:	2003 (23 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 619
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

Located in the heart of Altadore, this inviting ground-floor condo puts the best of Marda Loop right outside your door. Enjoy an easy walk to an impressive selection of cafés, chic restaurants such as Dopo, Penny Crown & Merchants, boutiques, shops, and transit, while still coming home to a peaceful residential setting. Marda Loop is known for its year-round calendar of community events and festivals, from lively street celebrations to farmers' markets featuring local produce and artisan goods. Everyday errands are just as convenient, with Safeway & Blush Lane Organic Market nearby. Tucked away on a charming street, this home offers a comfortable combination of neighbourhood living and easy access to everything the area has to offer. Inside, the thoughtfully designed layout makes excellent use of the space, with an open-concept floor plan and plenty of natural light throughout. The living and dining areas connect seamlessly, creating a welcoming space for entertaining guests or relaxing at home, complete with a cozy fireplace. The bedroom offers the added luxury of a walk-in closet, providing generous storage and a feature that's not easy to find in the area. You'll also appreciate the convenience of in-suite laundry and the flexibility of two entrances, with private access directly from the balcony or entry through the main hallway. The unit includes a newer paint refresh, flooring, kitchen and bathroom backsplash, and tiling as well as brand new quartz countertops and a brand new bathtub. Whether you're grabbing coffee, meeting friends for dinner, browsing the shops, checking out a local festival, or simply enjoying a quiet evening by the fireplace, this home offers an excellent opportunity to enjoy the Altadore lifestyle with Marda Loop just moments away.