

306, 3501 15 Street SW
Calgary, Alberta

MLS # A2352482

\$414,888

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:	None		

LIVE ABOVE THE LOOP! Discover a rare two-level, top-floor condo in the heart of Marda Loop, one of Calgary's most desirable inner-city destinations.. With over 1,000 sq. ft. of developed living space, soaring ceilings, expansive windows and a striking architectural design, this home offers an exceptional alternative to ordinary apartment living. The bright, open-concept main level welcomes you with a spacious living room, fireplace and generous natural light. The well-appointed kitchen features a large breakfast bar, abundant cabinetry and counter space, stainless steel appliances and a seamless connection to the dining and living areas. Step outside onto your private south-facing balcony, perfect for morning coffee or relaxing in the sunshine. Two bedrooms and two full bathrooms provide flexibility for comfortable everyday living. The primary bedroom includes its own four-piece ensuite, while the second bedroom is ideal for guests, a home office or additional living space. Upstairs, the versatile loft-style family room offers a separate retreat for entertaining, working or unwinding. In-suite laundry, assigned parking and additional storage add everyday convenience. Located in one of Calgary's most desirable inner-city communities, you're surrounded by Marda Loop's restaurants, caf  s, boutiques and local amenities, with easy access to River Park, Sandy Beach, downtown Calgary and major routes. Distinctive design, an outstanding location and an inviting two-level layout make this Marda Loop condo one worth seeing. Book your private showing today!