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GRASSROOTS REALTY GROUP

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103, 3501 15 Street SW Calgary, Alberta

MLS # A2356113

$275,000

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	622 sq.ft.	**Age:**	2003 (23 yrs old)
Beds:	1	**Baths:**	1
Garage:	Heated Garage, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	**Water:**	-
Floors:	Vinyl Plank	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 563
Basement:	-	**LLD:**	-
Exterior:	Stucco, Wood Frame	**Zoning:**	M-C1
Foundation:	-	**Utilities:**	-
Features:	Pantry, Quartz Counters		

Inclusions: None

Welcome to this beautifully renovated, bright and spacious one bedroom Copa condo in the the heart of Calgary’s highly sought after Marda Loop! Offering the convenience of main floor living, this unit features direct access in and out, making everyday living a breeze. Sliding patio doors lead to a generous concrete patio with plenty of room for outdoor seating and BBQs, with convenient walk out access to 34th Avenue. Inside, the home has been renovated from top to bottom, featuring new countertops, fresh paint, updated flooring and modern tile finishes. In-suite laundry adds to the convenience, while the functional layout makes excellent use of the space. Have a dog? Great! Your four-legged family member is more than welcome here! This is a well managed, financially healthy condo complex that has been meticulously maintained. The location is hard to beat, just steps from the shops, restaurants and amenities of Marda Loop, community gardens, the Elbow River and an easy commute to downtown. Whether you're a first time buyer, looking to downsize or searching for a fantastic investment opportunity, this is your chance to enjoy one of Calgary's most vibrant and walkable communities. Don't miss out!

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