# \$309,900 - 317, 3600 15a Street Sw, Calgary

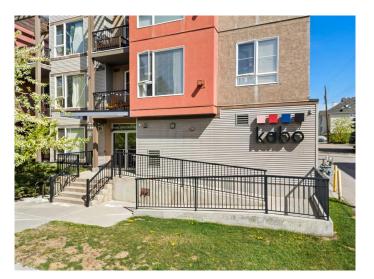
MLS® #A2221069

#### \$309,900

1 Bedroom, 1.00 Bathroom, 638 sqft Residential on 0.00 Acres

Altadore, Calgary, Alberta

\*Open house Sunday June 22nd 12-2pm\* Live in the heart of one of Calgary's most desirable urban communities! Nestled in the sought-after Kabo building, this stylish top-floor one-bedroom condo with AIR CONDITIONING places you just steps from River Park and only minutes from the vibrant energy of Marda Loop â€" with its trendy cafés, award-winning restaurants, boutique shopping, and lively street culture. Enjoy the best of inner-city living with a bright, contemporary space designed for both comfort and convenience. West-facing windows and soaring ceilings flood the unit with natural light, while the open-concept layout creates a perfect flow for modern living. The sleek kitchen features two-tone cabinetry, a tiled backsplash, and an eating bar â€" ideal for casual meals or hosting friends. Relax in the sunlit living area with a cozy gas fireplace, built-in desk for working from home, easy maintenance vinyl tile and laminate flooring throughout. Step out to your private southwest-facing balcony and take in year-round sunshine and city views â€" complete with a gas BBQ hookup for easy outdoor entertaining. Additional features include in-suite laundry, heated underground parking, a good size private storage locker, and a pet-friendly policy. With easy access to downtown, public transit, parks, and Calgaryâ€<sup>™</sup>s best inner-city amenities, this home is the perfect match for professionals, first-time buyers, downsizers, or savvy investors. If lifestyle, location, and







low-maintenance urban living are on your list  $\hat{a} \in$ " this condo delivers it all.

Built in 2005

# **Essential Information**

MLS® #	A2221069
Price	\$309,900
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	638
Acres	0.00
Year Built	2005
Туре	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

# **Community Information**

Address	317, 3600 15a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5P8

# Amenities

Amenities	Elevator(s), Secured Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Underground
# of Garages	1

# Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home					
Appliances	Dishwasher, Washer/Dryer,	Microwave Window Cove	Hood erings	Fan,	Refrigerator,	Stove(s),
Heating	Baseboard					
Cooling	Central Air, Wa	all Unit(s)				

Fireplace	Yes		
# of Fireplaces	1		
Fireplaces	Gas		
# of Stories	3		
Exterior			
Exterior Features	Balcony		
Construction	Stucco, Wood Frame		
Additional Information			
Date Listed	May 15th, 2025		
Days on Market	57		

M-C1

### **Listing Details**

Zoning

Listing Office RE/MAX First

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