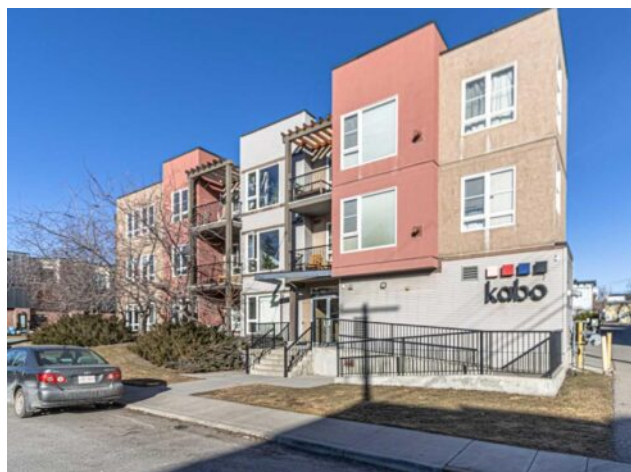


118, 3600 15A Street SW
Calgary, Alberta

MLS # A2301700



\$319,900

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	776 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, See Remarks		

Inclusions: N/A

With Altadore River Park and Marda Loop just minutes from your doorstep, this stylish 2-bedroom condo in Kabo blends comfort, convenience, and location in one polished package. Featuring 9-foot ceilings and an open-concept layout, the kitchen is outfitted with stainless steel appliances, ample cabinetry, and a functional breakfast bar that flows seamlessly into the living area, making it ideal for entertaining or relaxed evenings at home. The living room offers a cozy corner gas fireplace and brand-new hardwood floors that extend throughout both bedrooms, adding warmth and continuity to the space. The spacious primary bedroom includes a walk-in closet with direct access to a 4-piece bathroom. The second bedroom is generously sized and perfectly suited as a guest room, home office, or fitness space. In-suite laundry, abundant natural light from large windows, and a private patio for summer BBQs and morning coffee complete the interior features. Additional highlights include a secured underground parking stall and a private storage locker. Location is where this home truly shines. You are approximately a 10-minute drive to both the University of Calgary and Mount Royal University making this an excellent option for students, faculty, or investors. Quick access to major routes means an easy commute downtown, while the vibrant shops, restaurants, fitness studios, and cafes of Marda Loop are all within walking distance. River pathways, parks, and green space nearby add an active, outdoor lifestyle element that buyers consistently seek. This is inner-city living with balance: connected yet peaceful, stylish yet practical. Call to view today.