

**101, 3704 15A Street SW  
Calgary, Alberta**

**MLS # A2280469**



# \$409,900

<b>Division:</b>	Altadore		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	873 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Fireplace(s), Hot Water	<b>Water:</b>	-
<b>Floors:</b>	Concrete	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 557
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Metal Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** Gas BBQ (negotiable), Kitchen table and chairs (negotiable)

Welcome to this stylish and well maintained 2 bedroom, 2 bathroom condo in the heart of Altadore. This spacious home features a modern open-concept design with polished concrete floors and in-floor heating, offering both style and comfort. The bright, open living area is flooded with natural light from large windows and is anchored by a cozy gas fireplace, creating the perfect space for entertaining or relaxing at home. The adjacent dining area opens directly onto a private west-facing patio, ideal for enjoying afternoon sun and evening sunsets. The contemporary kitchen is thoughtfully designed with a large island and bar seating, stainless steel countertops, neutral backsplash, and stainless steel appliances. The primary bedroom includes a walk-in closet with custom shelving and a 4-piece ensuite featuring granite countertops. The well-designed, private floor plan places the second bedroom down the hall—perfect for guests, a home office, or a roommate setup. Additional highlights include in-suite laundry, a quiet and well-managed building, and assigned parking in a secure underground garage. Ideally located just blocks from River Park and Sandy Beach, and steps from the shops, cafés, and restaurants of Marda Loop, this home offers easy access to public transit and is only minutes from downtown—combining urban convenience with a relaxed neighborhood feel.