

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

MLS® #A2221069

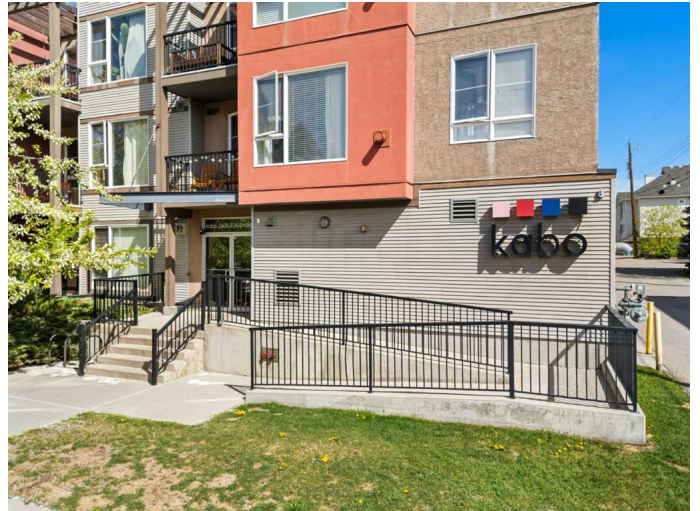
**\$309,900**

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 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 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 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 Calgary'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  
â€” 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
Type	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, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard
Cooling	Central Air, Wall 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	54
Zoning	M-C1

### Listing Details

Listing Office	RE/MAX First
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