

\$319,000 - 312, 3600 15a Street Sw, Calgary

MLS® #A2221631

\$319,000

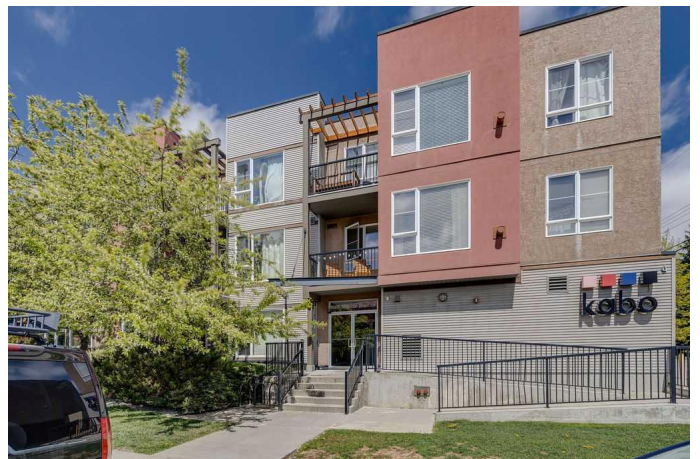
1 Bedroom, 1.00 Bathroom, 616 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

TOP-FLOOR CONDO LIVING IN ALTADORE'S KABO BUILDING. Welcome to the heart of Altadore — where city energy meets neighbourhood charm. This stylish one-bedroom top-floor condo in the coveted Kabo building is your chance to live just steps from River Park and minutes to the buzz of Marda Loop's shops, cafes, and restaurants. Inside, you'll find a thoughtfully designed, light-filled space with high ceilings and oversized east-facing windows that usher in the morning sun. The open-concept kitchen shines with sleek two-tone cabinetry, stainless steel appliances, quartz countertops, and a central island perfect for casual meals or weekend entertaining. The cozy living area features a gas fireplace, built-in desk for remote work days, modern fixtures, and wide-plank vinyl floors that add warmth and style. Step through the patio door onto your private balcony with a gas BBQ hookup. Additional features include in-suite laundry, secure underground parking, a private storage locker, and a pet-friendly policy for your furry companions. With easy access to parks, downtown, and transit — and all the lifestyle perks of Marda Loop — this is urban living with a community feel. Whether you're a first-time buyer, an investor, or simply ready for a change of pace, this top-floor gem is a rare find.

Built in 2005



Essential Information

| | |
|----------------|-------------------|
| MLS® # | A2221631 |
| Price | \$319,000 |
| Bedrooms | 1 |
| Bathrooms | 1.00 |
| Full Baths | 1 |
| Square Footage | 616 |
| Acres | 0.00 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Apartment |
| Style | Single Level Unit |
| Status | Active |

Community Information

| | |
|-------------|-------------------------|
| Address | 312, 3600 15a Street Sw |
| Subdivision | Altadore |
| City | Calgary |
| County | Calgary |
| Province | Alberta |
| Postal Code | T2T 5P8 |

Amenities

| | |
|----------------|--|
| Amenities | Elevator(s), Secured Parking, Snow Removal, Storage, Trash |
| Parking Spaces | 1 |
| Parking | Assigned, Heated Garage, Parkade, Secured, Underground |
| # of Garages | 1 |

Interior

| | |
|-------------------|--|
| Interior Features | Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s) |
| Appliances | Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating | Hot Water, Natural Gas |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| # of Stories | 3 |

Exterior

| | |
|-------------------|--|
| Exterior Features | Balcony |
| Construction | Concrete, Stucco, Vinyl Siding, Wood Frame |

Additional Information

| | |
|----------------|----------------|
| Date Listed | May 21st, 2025 |
| Days on Market | 31 |
| Zoning | M-C1 |

Listing Details

| | |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
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