

\$289,000 - 311, 3600 15a Street Sw, Calgary

MLS® #A2155524

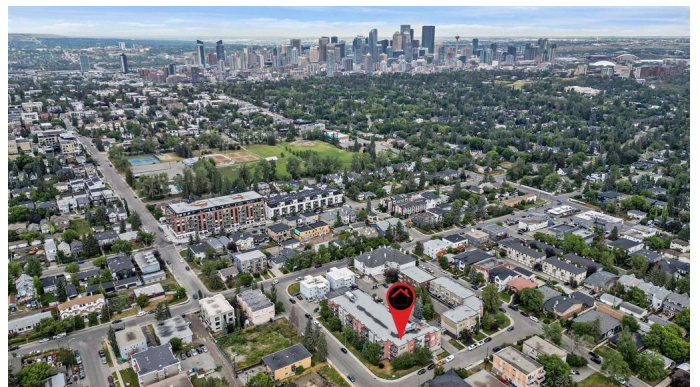
\$289,000

1 Bedroom, 1.00 Bathroom, 651 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

Welcome to Kabo, a charming boutique condo building located in Altadore, just steps from the vibrant Marda Loop community. This bright and spacious top-floor unit features wide-plank hardwood flooring and a beautiful U-shaped kitchen with granite countertops, ample storage, a breakfast bar, and space for a dining table. The large bedroom boasts big, bright windows well above street level, while the roomy walk-through closet includes custom organizers on both sides. The spacious four-piece bathroom features a tub/shower combination and has two entries for convenience. Adjacent to the bathroom is an ensuite laundry with stacked appliances. A stylish built-in workstation with a wide and deep desk is perfect for your home office needs. Open the west-facing balcony door in summer for fresh air, or cozy up by the fireplace in winter. Enjoy the peace and quiet with no one above you and no traffic noise below. The lovely views of the neighborhood and mature trees surrounding the property provide a sense of privacy and tranquility. Nestled in a peaceful corner of Altadore, your new home is a block from the area's best coffee shop, Phil & Sebastian Coffee Roasters, and a short walk to unique shops and restaurants along 33rd and 34th Avenues, such as Village Ice Cream, Marda Loop Brewing, and Belmont Diner. For outdoor enthusiasts, Sandy Beach Park and River Park are nearby, offering beautiful green spaces and walking paths along the Elbow River.



Grocery stores and services, including Safeway and Blush Lane Organic Market, are just minutes away, and several highly rated yoga studios like Yoga Passage and Hot Yoga on 17th are steps from your door. Public transit to downtown is easily accessible, with bus routes 7 and 13 close by. Two elementary schools, Altadore School and St. James School, are within a five-block walk, making it a great location for families. This secure building offers underground parking, a bike lockup, and a storage locker, all accessible via elevator—no more hot cars in summer or snow sweeping in winter. There's also ample on-street parking for your guests. This is an exceptional choice for affordable, comfortable living in one of the city's best neighbourhoods.

Built in 2005

Essential Information

MLS® #	A2155524
Price	\$289,000
Sold Price	\$301,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	651
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	311, 3600 15a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2T 5P8

Amenities

Amenities	Bicycle Storage, Elevator(s), Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Stall, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony, BBQ gas line
Roof	Tar/Gravel
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 7th, 2024
Date Sold	August 19th, 2024
Days on Market	12
Zoning	M-C1
HOA Fees	0.00

Listing Details

Listing Office	Century 21 Bamber Realty LTD.
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