

# \$665,000 - 411, 3375 15 Street Sw, Calgary

MLS® #A2161982

**\$665,000**

3 Bedroom, 3.00 Bathroom, 1,083 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Enjoy views of downtown from the comfort of your living room or your wrap-around patio in this top-floor corner condo in one of the city's trendiest neighbourhoods: Marda Loop! This exceptional home boasts 10 ft ceilings with 3 bedrooms and 2.5 bathrooms with ample space and storage. The property includes 2 titled underground parking stalls, ensuring convenience and security for your vehicles. With condo fees that cover all utilities except electricity, you'll enjoy hassle-free living, setting this home apart from many townhomes in the same price range. This pet-friendly building welcomes furry friends and even features a dog wash station for post-park clean-ups. Located within walking distance to restaurants, cozy coffee shops, and beautiful parks, the condo offers the ultimate lock-and-leave lifestyle, ideal for those who value both privacy and ease of maintenance. The kitchen includes high-end appliances and a large walk-in pantry, making meal prep and entertaining simple. The master suite features a spacious ensuite bathroom and a walk-through closet. The second bedroom is currently used as a guest space with a jack-and-jill bathroom, and the third bedroom is currently set up as an office. There are so many ways to customize this space to your unique needs, and it is an absolute **MUST-SEE**. This incredible opportunity to live in one of Calgary's most sought-after neighbourhoods is offered at a hot new price, so make this dream condo your new home and



experience the best of Marda Loop living!

Built in 2019

### Essential Information

MLS® #	A2161982
Price	\$665,000
Sold Price	\$642,500
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,083
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

### Community Information

Address	411, 3375 15 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4A2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Secured Parking, Trash
Parking Spaces	2
Parking	Stall, Titled

### Interior

Interior Features	Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garburator, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Brick, Stucco, Wood Frame

## Additional Information

Date Listed	September 3rd, 2024
Date Sold	October 17th, 2024
Days on Market	44
Zoning	MU-1 f2.55h15
HOA Fees	0.00

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.