



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

**MLS # A2306136**



**\$384,500**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <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:** N/A

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, caf&eacute;s, 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.