



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

3414 15 Street SW
Calgary, Alberta

MLS # A2329016



\$699,000

Division:	South Calgary		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,783 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Landscaped, Views		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	M-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: N/A

Tucked quietly into the interior of the complex away from main road traffic, this rare end-unit townhouse offers a massive step up in privacy and natural light compared to standard middle units. Professionally measured at 1,783.22 sq. ft. above grade, the multi-level layout is perfectly calibrated for modern professionals, active families, or an effortless work-from-home lifestyle. The main level welcomes you with soaring 9-foot ceilings, anchoring a bright, open living room with laminate hardwood floors and upgraded designer lighting. This level also provides direct access to the oversized single attached garage, which features excellent extra width for storage, bicycles, a motorcycle, or a workshop area. Moving up, the second level also boasts 9-foot ceilings and features the sleek chef's kitchen, finished with stainless steel appliances, premium quartz countertops, and a functional breakfast bar. The upper levels deliver exceptional privacy and flexibility, featuring three total bedrooms above grade, each complete with its own dedicated ensuite bath. This includes a spacious primary suite and a highly versatile bedroom that functions beautifully as a secluded home office or guest retreat. Below, the fully developed lower level adds a flexible bonus room and a convenient 2-piece bath. The ultimate highlight is the massive, private rooftop patio (18 ft x 14.5 ft) — an absolute rarity for the inner city that offers a completely private oasis for summer entertaining and sunbathing. Central air conditioning keeps the entire home comfortable all summer long. Located just steps from the absolute best of Marda Loop's boutique shopping, dining, parks, and schools. Unbeatable value for a quiet end unit of this scale. Book your private showing today.

Copyright (c) 2026 Yuri Smith. Listing data courtesy of Real Estate Professionals Inc.. Information is believed to be reliable but not guaranteed.