



GRASSROOTS
REALTY GROUP

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118, 3600 15A Street SW
Calgary, Alberta

MLS # A2332033



\$299,900

Division:	Altadore		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 639
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Front Door Key x2, Building Fob x2, Garage Remote, Mail Key, Water Filtration

Welcome to Marda Loop - one of Calgary's most sought-after communities, celebrated for its walkable lifestyle, vibrant dining scene, boutique shopping, and just moments from River Park, Sandy Beach and tennis courts, all while being minutes from downtown. Perfectly positioned in a quiet location, this corner unit, two-bedroom condo offers exceptional value with its ideal layout, 9 ft ceilings and timeless finishes. With the bedrooms separated for added privacy, the versatile second bedroom easily accommodates a roommate, guests or a comfortable home office. The spacious primary bedroom features a walk-in closet and direct access to the 4-piece bathroom. Filled with natural light from oversized windows, the open-concept living space feels bright and inviting. The kitchen offers ample cabinetry and counter space, complemented by stainless steel appliances (fridge 2019, microwave 2025) and an additional mail counter with extra storage. A cozy corner gas fireplace anchors the living room, creating the perfect space to relax or entertain. One of the most special features of this home is the covered, walk-out patio. Enjoy the ease of stepping directly from your patio into the garden area and out to the street, offering the freedom and convenience of a private entrance without the need to use the condo hallways. Perfect for pets, kids, morning coffees, sunny afternoons or simply enjoying the ease of everyday living. Notable features include a spacious underground parking stall and storage locker, gas BBQ line, in-suite laundry (newer washer and dryer), kitchen water filter, pet friendly building with board approval, quick 10-minute drive to both UofC, Mount Royal University and minutes to downtown. This home is move-in ready and waiting for you to make it your own. Welcome home.

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