

# \$319,000 - 312, 3600 15a Street Sw, Calgary

MLS® #A2221631

**\$319,000**

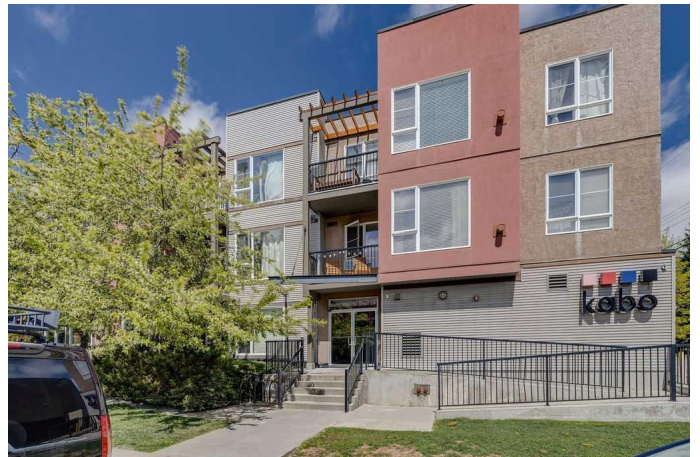
1 Bedroom, 1.00 Bathroom, 616 sqft

Residential on 0.00 Acres

Altadore, Calgary, Alberta

TOP-FLOOR CONDO LIVING IN ALTADORE'S KABO BUILDING. Welcome to the heart of Altadore — where city energy meets neighbourhood charm. This stylish one-bedroom top-floor condo in the coveted Kabo building is your chance to live just steps from River Park and minutes to the buzz of Marda Loop's shops, cafes, and restaurants. Inside, you'll find a thoughtfully designed, light-filled space with high ceilings and oversized east-facing windows that usher in the morning sun. The open-concept kitchen shines with sleek two-tone cabinetry, stainless steel appliances, quartz countertops, and a central island perfect for casual meals or weekend entertaining. The cozy living area features a gas fireplace, built-in desk for remote work days, modern fixtures, and wide-plank vinyl floors that add warmth and style. Step through the patio door onto your private balcony with a gas BBQ hookup. Additional features include in-suite laundry, secure underground parking, a private storage locker, and a pet-friendly policy for your furry companions. With easy access to parks, downtown, and transit — and all the lifestyle perks of Marda Loop — this is urban living with a community feel. Whether you're a first-time buyer, an investor, or simply ready for a change of pace, this top-floor gem is a rare find.

Built in 2005



## Essential Information

MLS® #	A2221631
Price	\$319,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	616
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

## Community Information

Address	312, 3600 15a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5P8

## Amenities

Amenities	Elevator(s), Snow Removal, Storage, Secured Parking, Trash
Parking Spaces	1
Parking	Assigned, Heated Garage, Parkade, Underground, Secured
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Hot Water, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

**Exterior**

Exterior Features	Balcony
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame

**Additional Information**

Date Listed	May 21st, 2025
Days on Market	21
Zoning	M-C1

**Listing Details**

Listing Office	Century 21 Bamber Realty LTD.
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