

\$305,000 - 317, 3600 15a Street Sw, Calgary

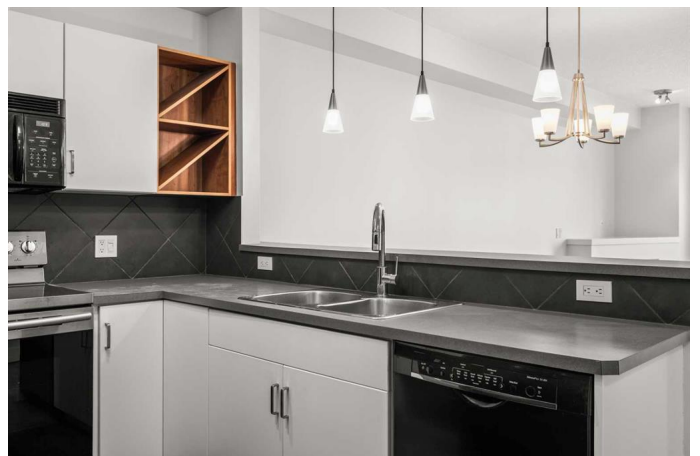
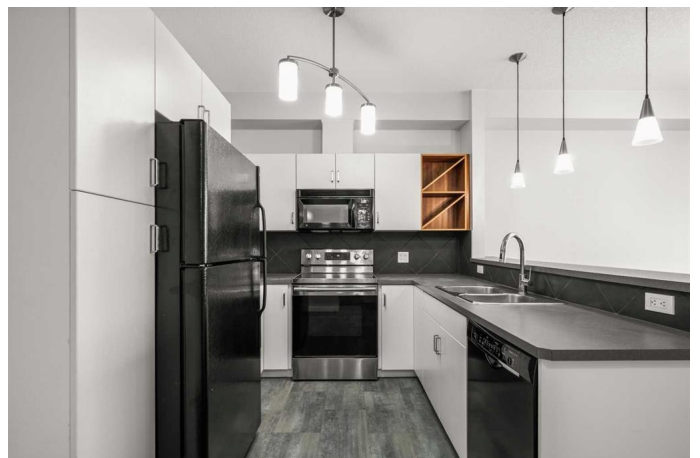
MLS® #A2245475

\$305,000

1 Bedroom, 1.00 Bathroom, 638 sqft
Residential on 0.00 Acres

Altadore, Calgary, Alberta

****FRESH PAINT THROUGHOUT** NEW VINYL DECKING***** Live in the heart of one of Calgary's most desirable urban communities! Nestled in the sought-after Kabo building, this stylish top-floor one-bedroom condo with AIR CONDITIONING places you just steps from River Park and only minutes from the vibrant energy of Marda Loop with its trendy caf s, award-winning restaurants, boutique shopping, and lively street culture. Enjoy the best of inner-city living with a bright, contemporary space designed for both comfort and convenience. West-facing windows and soaring ceilings flood the unit with natural light, while the open-concept layout creates a perfect flow for modern living. The sleek kitchen features two-tone cabinetry, a tiled backsplash, and an eating bar - ideal for casual meals or hosting friends. Relax in the sunlit living area with a cozy gas fireplace, built-in desk for working from home, easy maintenance vinyl tile and laminate flooring throughout. Step out to your private southwest-facing balcony and take in year-round sunshine and city views - complete with a gas BBQ hookup for easy outdoor entertaining. Additional features include in-suite laundry, heated underground parking, a good size private storage locker, and a pet-friendly policy. With easy access to downtown, public transit, parks, and Calgary's best inner-city amenities, this home is the perfect match for professionals, first-time buyers, downsizers, or savvy



investors. If lifestyle, location, and low-maintenance urban living are on your list â€” this condo delivers it all.

Built in 2005

Essential Information

MLS® #	A2245475
Price	\$305,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	638
Acres	0.00
Year Built	2005
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	317, 3600 15a Street Sw
Subdivision	Altadore
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 5P8

Amenities

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

Interior

Interior Features	Ceiling Fan(s), Laminate Counters, No Smoking Home
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Baseboard

Cooling	Central Air, Wall Unit(s)
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	3

Exterior

Exterior Features	Balcony
Construction	Stucco, Wood Frame

Additional Information

Date Listed	August 13th, 2025
Days on Market	3
Zoning	M-C1

Listing Details

Listing Office	RE/MAX First
----------------	--------------

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.