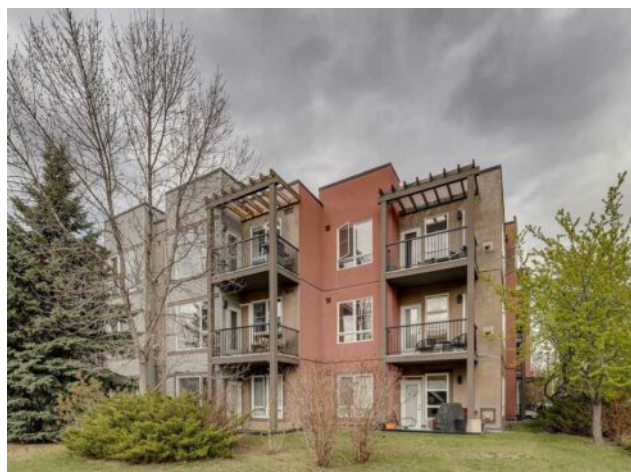


**307, 3600 15A Street SW
Calgary, Alberta**

MLS # A2215643



\$320,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Altadore | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 644 sq.ft. | Age: | 2005 (20 yrs old) |
| Beds: | 1 | Baths: | 1 |
| Garage: | Assigned, Heated Garage, Parkade, Secured, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Hot Water, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 532 |
| Basement: | - | LLD: | - |
| Exterior: | Concrete, Stucco, Vinyl Siding, Wood Frame | Zoning: | M-C1 |
| Foundation: | - | Utilities: | - |
| Features: | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) | | |

Inclusions: none

TOP FLOOR ONE-BEDROOM CONDO IN KABO! Experience Altadore living at its best — just steps to River Park and minutes from the vibrant shops and restaurants of Marda Loop. Located in the sought-after Kabo building, this contemporary top-floor condo offers quality craftsmanship, soaring ceilings, and an unbeatable location. Inside, large west-facing windows flood the space with natural light, highlighting the bright, thoughtfully designed layout. The open-concept kitchen features sleek two-tone cabinetry, new energy efficient stainless steel appliances, a classic tiled backsplash, and a convenient eating bar — ideal for casual dining or entertaining friends. The living area is both stylish and functional, complete with a cozy gas fireplace, a built-in desk for work-from-home convenience, modern lighting, and wide-plank engineered hardwood flooring. Step outside to your private corner balcony with a gas BBQ hookup and enjoy sunny southwest views year-round. Additional perks include in-suite laundry with a brand new washer/dryer, underground parking, a private storage locker, and a pet-friendly policy. With easy access to parks, transit, downtown, and all the amenities of Marda Loop, this home checks all the boxes for urban living. Whether you're a first-time buyer, investor, or looking to right-size your lifestyle — this is one you won't want to miss.