

402, 3375 15 Street SW  
Calgary, Alberta

MLS # A2240034



**\$589,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,021 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 674
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	MU-1 f2.55h15
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to this stunning south-facing, top-floor unit in an upscale complex nestled in the heart of Marda Loop. Offering over 1,000 sq ft of thoughtfully designed living space, this exceptional home features 2 spacious bedrooms, a versatile den, 2.5 bathrooms, a storage locker, and a titled underground parking stall. Step inside and be greeted by high ceilings and beautiful vinyl flooring throughout. Expansive south-facing windows fill the space with natural light, showcasing unobstructed views and creating a warm, inviting atmosphere. The contemporary kitchen boasts elegant wood cabinetry, stainless steel appliances, and luxurious quartz countertops. The spacious living area flows effortlessly onto a large, private balcony—perfect for relaxing or entertaining on sunny days. Both bedrooms are generously sized and feature walk-through closets leading to their own 4-piece ensuite bathrooms, offering comfort and privacy. The den provides an ideal space for a home office or creative studio. Ideally located close to schools, playgrounds, and everyday amenities, you’re also just a short stroll from the vibrant shops, cafes, and restaurants that make Marda Loop one of Calgary’s most sought-after communities. Don’t miss this rare opportunity to own a beautifully designed top-floor unit with sunny southern exposure in one of the city’s trendiest neighbourhoods. Book your private showing today!