



THE
A-TEAM

**RE/MAX
FIRST**

3501 15 Street #101, Calgary T2T4A4

MLS®#: **A2116828**

Area: **Altadore**

Listing Date: **03/22/24**

List Price: **\$285,000**

Status: **Active**

County: **Calgary**

Change: **+\$35k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2005**

Finished Floor Area

Abv Sqft: **678**

Low Sqft:

Ttl Sqft: **678**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

58

Layout

Beds: **1 (1)**

Baths: **1.0 (1 0)**

Style: **Apartment**

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat: **Assigned,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Stucco,Wood Frame**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,High Ceilings,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`4" x 12`10"
Dining Room	Main	8`6" x 8`2"
Bedroom - Primary	Main	11`3" x 9`11"
Foyer	Main	5`6" x 4`0"
4pc Bathroom	Main	9`3" x 4`10"

Room	Level	Dimensions
Kitchen	Main	10`5" x 8`9"
Den	Main	8`0" x 6`0"
Walk-In Closet	Main	5`4" x 4`10"
Laundry	Main	4`10" x 4`0"

Legal/Tax/Financial

Condo Fee:
\$557

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **0312321**

Remarks

Pub Rmks:

Welcome to the welcoming community of Altadore, just a stone's throw away from the vibrant heart of Marda Loop. Here, you'll find yourself surrounded by trendy boutiques, inviting cafes, and delectable restaurants, all within walking distance including transit. Throughout the year, Marda Loop buzzes with activity, playing host to a diverse range of community events and festivals for all ages. Whether it's a lively street festival celebrating local culture or a bustling farmers' market showcasing the freshest produce and artisanal goods, there's always something exciting happening in this eclectic neighborhood. As you step into this remarkable home, you'll immediately be struck by its bright and open layout. With your own private entrance, you can enjoy the convenience and privacy that comes with urban living. The well-thought-out floor plan makes this home perfect for those who crave the urban lifestyle without compromising on space or comfort. Whether you're seeking a cozy evening in or looking to explore the vibrant offerings of Marda Loop, this home provides the ideal sanctuary to return to at the end of the day. Embrace the energy and charm of Altadore, where urban living meets community spirit, and discover the perfect place to call home. Tiles in the bathroom are being renovated as well as all the interior walls will be painted white. This unit will not last, reach me today and book your private showing today!

Inclusions:
Property Listed By:

n/a
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







