



THE
A-TEAM

**RE/MAX
FIRST**

3375 15 Street #411, Calgary T2T 4A2

MLS®#: **A2161982** Area: **South Calgary** Listing Date: **09/03/24** List Price: **\$665,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2019**

Lot Information

Lot Sz Ar:
 Lot Shape:
 Access:
 Lot Feat:
 Park Feat: **Stall,Titled**

Finished Floor Area

Abv Sqft: **1,083**
 Low Sqft:
 Ttl Sqft: **1,083**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Dryer,Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Closet Organizers,Double Vanity,Kitchen Island,Storage,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`4"	4pc Ensuite bath	Main	5`1" x 8`9"
4pc Ensuite bath	Main	11`2" x 4`11"	Bedroom	Main	10`4" x 9`10"
Bedroom	Main	8`9" x 11`0"	Dining Room	Main	5`9" x 14`8"
Foyer	Main	4`3" x 5`0"	Kitchen	Main	11`6" x 16`9"
Living Room	Main	13`7" x 8`3"	Bedroom - Primary	Main	14`10" x 10`10"
Walk-In Closet	Main	4`11" x 9`10"	Walk-In Closet	Main	6`10" x 7`4"

Legal/Tax/Financial

Condo Fee:
\$695

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
MU-1 f2.55h15

Legal Desc: **1911842**

Remarks

Pub Rmks: **Enjoy views of downtown from the comfort of your living room or your wrap-around patio in this top-floor corner condo in one of the city's trendiest neighbourhoods: Marda Loop! This exceptional home boasts 10 ft ceilings with 3 bedrooms and 2.5 bathrooms with ample space and storage. The property includes 2 titled underground parking stalls, ensuring convenience and security for your vehicles. With condo fees that cover all utilities except electricity, you'll enjoy hassle-free living, setting this home apart from many townhomes in the same price range. This pet-friendly building welcomes furry friends and even features a dog wash station for post-park clean-ups. Located within walking distance to restaurants, cozy coffee shops, and beautiful parks, the condo offers the ultimate lock-and-leave lifestyle, ideal for those who value both privacy and ease of maintenance. The kitchen includes high-end appliances and a large walk-in pantry, making meal prep and entertaining simple. The master suite features a spacious ensuite bathroom and a walk-through closet. The second bedroom is currently used as a guest space with a jack-and-jill bathroom, and the third bedroom is currently set up as an office. There are so many ways to customize this space to your unique needs, and it is an absolute MUST-SEE. This incredible opportunity to live in one of Calgary's most sought-after neighbourhoods is offered at a hot new price, so make this dream condo your new home and experience the best of Marda Loop living!**

Inclusions: **Key Fobs, Mail Key, Wall cabinets in 3rd bedroom.**
Property Listed By: **CIR Realty**

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









