

402, 3375 15 Street SW  
Calgary, Alberta

MLS # A2240034



\$609,900

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

|             |   |            |               |
|-------------|---|------------|---------------|
| Heating:    | Forced Air  | Water:     | -             |
| Floors:     | Tile, Vinyl   | Sewer:     | -             |
| Roof:       | -   | Condo Fee: | \$ 674        |
| Basement:   | -   | LLD:       | -             |
| Exterior:   | Stucco, Wood Frame  | Zoning:    | MU-1 f2.55h15 |
| Foundation: | -   | Utilities: | -             |
| Features:   | 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!