



3600 15A Street Calgary Alberta

\$289,000

Welcome to Kabo, a charming boutique condo building located in Altadore, just steps from the vibrant Marda Loop community. This bright and spacious top-floor unit features wide-plank hardwood flooring and a beautiful U-shaped kitchen with granite countertops, ample storage, a breakfast bar, and space for a dining table. The large bedroom boasts big, bright windows well above street level, while the roomy walk-through closet includes custom organizers on both sides. The spacious four-piece bathroom features a tub/shower combination and has two entries for convenience. Adjacent to the bathroom is an ensuite laundry with stacked appliances. A stylish built-in workstation with a wide and deep desk is perfect for your home office needs. Open the west-facing balcony door in summer for fresh air, or cozy up by the fireplace in winter. Enjoy the peace and quiet with no one above you and no traffic noise below. The lovely views of the neighborhood and mature trees surrounding the property provide a sense of privacy and tranquility. Nestled in a peaceful corner of Altadore, your new home is a block from the area's best coffee shop, Phil & Sebastian Coffee Roasters, and a short walk to unique shops and restaurants along 33rd and 34th Avenues, such as Village Ice Cream, Marda Loop Brewing, and Belmont Diner. For outdoor enthusiasts, Sandy Beach Park and River Park are nearby, offering beautiful green spaces and walking paths along the Elbow River. Grocery stores and services, including Safeway and Blush Lane Organic Market, are just minutes away, and several highly rated yoga studios like Yoga Passage and Hot Yoga on 17th are steps from your door. Public transit to downtown is easily accessible, with bus routes 7 and 13 close by. Two elementary schools, Altadore School and St. James School, are within a five-block walk, making it a great location for families. This secure build...

Living room 21.50 Ft x 12.75 Ft

Kitchen 9.67 Ft x 8.75 Ft

Primary Bedroom 13.00 Ft x 9.08 Ft

Other 7.08 Ft x 5.67 Ft

Foyer 8.75 Ft x 3.92 Ft

Laundry room 3.25 Ft x 3.00 Ft

4pc Bathroom 7.83 Ft x 4.92 Ft

Other 9.17 Ft x 5.17 Ft

Listing Presented By:



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