



## 3600 15A Street Calgary Alberta

\$299,000

Welcome to this charming one-bedroom, one-bathroom unit in the vibrant heart of Marda Loop, Calgary—an ideal opportunity for investors looking to expand their rental portfolio or for buyers seeking a dynamic and convenient lifestyle. As you step inside, you'll find a modern kitchen featuring stylish laminate flooring, a raised eating bar, and thoughtful details such as open shelving for your favourite cookbooks and wine storage. It's equipped with essential appliances, including a dishwasher, microwave, and pantry cabinet for added convenience. The open-concept dining and living area creates a warm and inviting space to relax after a busy day. Picture yourself enjoying cozy evenings in front of the gas fireplace while immersing yourself in your favourite book, or spend summer evenings out on the west facing balcony. The spacious bedroom is complemented by a walk-in closet that connects to a well-appointed four-piece bathroom. Additional conveniences include an in-suite washer/dryer, air conditioning, a storage locker, and a parking stall in the secure, heated underground parkade. Nestled in a highly sought-after district, this property provides easy access to a vibrant community brimming with exceptional restaurants, charming boutiques, easy access to nearby River Park and a welcoming atmosphere that appeals to all generations. (id:6769)

Kitchen 12.75 Ft x 9.67 Ft

Dining room 12.75 Ft x 9.00 Ft

Living room 11.67 Ft x 12.58 Ft

Laundry room 3.25 Ft x 3.00 Ft

Other 9.17 Ft x 5.33 Ft

Primary Bedroom 10.75 Ft x 13.00 Ft

4pc Bathroom 4.92 Ft x 7.83 Ft

Listing Presented By:



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RE/MAX House of Real Estate

<https://samcorea.com/>



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