306 3501 15 Street SW

Calgary | Active | MLS® A2352482

$414,888









Bedrooms	Bathrooms	Year Built	Living area
2	**2**	**2003**	**1,011 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

LIVE ABOVE THE LOOP! Discover a rare two-level, top-floor condo in the heart of Marda Loop, one of Calgary's most desirable inner-city destinations.. With over 1,000 sq. ft. of developed living space, soaring ceilings, expansive windows and a striking architectural design, this home offers an exceptional alternative to ordinary apartment living.

The bright, open-concept main level welcomes you with a spacious living room, fireplace and generous natural light. The well-appointed kitchen features a large breakfast bar, abundant cabinetry and counter space, stainless steel appliances and a seamless connection to the dining and living areas. Step outside onto your private south-facing balcony, perfect for morning coffee or relaxing in the sunshine.

Two bedrooms and two full bathrooms provide flexibility for comfortable everyday living. The primary bedroom includes its own four-piece ensuite, while the second bedroom is ideal for guests, a home office or additional living space. Upstairs, the versatile loft-style family room offers a separate retreat for entertaining, working or unwinding.

In-suite laundry, assigned parking and additional storage add everyday convenience. Located in one of Calgary's most desirable inner-city communities, you're surrounded by Marda Loop's restaurants, cafés, boutiques and local amenities, with easy access to River Park, Sandy Beach, downtown Calgary and major routes.

Distinctive design, an outstanding location and an inviting two-level layout make this Marda Loop condo one worth seeing. Book your private showing today!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2352482
Bedrooms	2
Bathrooms	2
Year Built	2003
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Multi Level Unit
Total Living Area:	1,011 sq. ft.
Main Level Finished Area:	846 sq. ft.
Upper Level Finished Area:	165 sq. ft.
Condo Fee:	$881.98
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	South
Unit Exposure:	North
Floor Location:	Top
Entry Level:	3
Stories Total:	3
Levels:	Multi Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	2003 (Age: 23)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:2, Half:0)
Num Ensuite Baths:	1
Plan:	0312321
Heating:	Baseboard, Forced Air, Hot Water

New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame
Structure Type:	Low Rise (2-4 stories)
Ensuite:	Yes
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas, Living Room, Mantle
Garage:	No
Garage Spaces:	1
Parking:	Assigned, Parkade, Secured, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	In Unit
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Z-name Not Listed
Community:	Altadore
Amenities:	Elevator(s), Laundry, Parking, Playground, Storage
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Inclusions:	None
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Yes
Main Floor	Living Room · 18'2" × 11' ·
Main Floor	Kitchen · 18'2" × 12'1" ·
Main Floor	Bedroom - Primary · 17' × 10'2" ·

Main Floor	Bedroom · 11'8" × 9'6" ·
Upper Level	Family Room · 12'2" × 9'8" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows
Exterior Features:	Balcony, Playground
Patio And Porch Features:	Balcony(s)
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone CC
Zoning:	M-C1
Listed Date:	Oct 14, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/306-3501-15-street-sw-calgary-a2352482/

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