



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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402, 3375 15 Street SW
Calgary, Alberta

MLS # A2240034



\$609,900

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!