DJ Golden
REAL ESTATE

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402, 3375 15 Street SW
Calgary, Alberta

$589,900

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!