

# \$308,500 - 310, 3375 15 Street Sw, Calgary

MLS® #A2068492

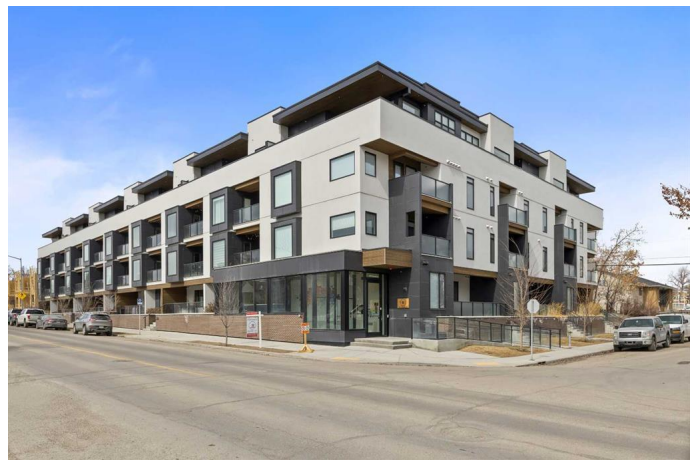
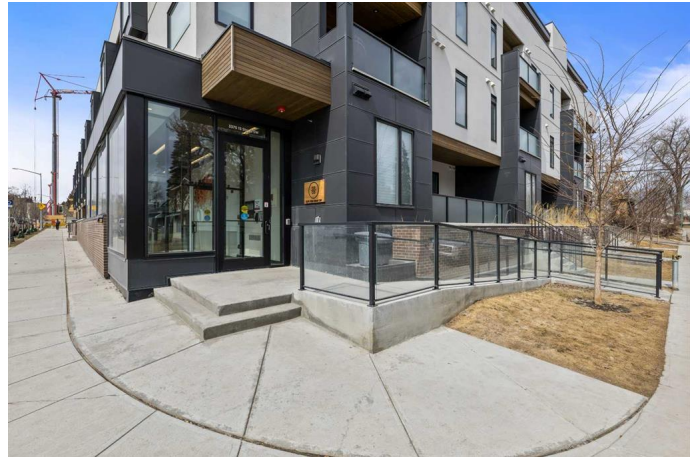
## \$308,500

1 Bedroom, 1.00 Bathroom, 532 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Introducing "The CoCo" - A Premier Residence in the Coveted Marda Loop Neighborhood! Welcome to "The CoCo" building, an exquisite property nestled in the heart of the trendy and highly sought-after Marda Loop neighborhood. This luxurious residence offers the perfect fusion of contemporary design and urban convenience, providing an unparalleled living experience. Upon entering the unit, you will be captivated by the soaring 9 ft ceilings, which create an airy and spacious ambiance. Sunlight cascades through the large windows, filling the entire room with a warm and inviting glow, making it an ideal spot for relaxation and entertainment. The gourmet kitchen is a culinary enthusiast's dream, featuring striking quartz countertops that exude elegance and durability. Equipped with top-of-the-line stainless steel appliances, including a convenient gas range, cooking becomes a delightful experience. The breakfast bar adds a touch of sophistication, and custom built full-height cabinets offer ample storage space, catering to your organizational needs. The seamless flow from the kitchen leads you into the generous living room area, where you can unwind and indulge in comfort. Enjoy your morning coffee or entertain guests on your private outdoor balcony, providing a serene retreat amidst the bustling cityscape. The primary bedroom is a haven of tranquility, featuring a walk-in closet complete with built-in



organizers, ensuring your belongings are neatly arranged. The attached 4-piece ensuite is a spa-like oasis, boasting exquisite floor-to-ceiling tile work and a beautifully tiled shower. Convenience is at its peak with ensuite laundry, making day-to-day chores a breeze. Stay comfortable year-round with central air conditioning, providing respite during warm summer days. In addition, a tilted underground parking stall offers secure and hassle-free parking. "The CoCo" building goes above and beyond, catering to the needs of residents and their furry friends. As a pet-friendly building, it offers a dedicated dog washing station, making pet care a breeze. Enjoy a peaceful yoga session in the well-appointed yoga room or store your bikes securely in the bike storage lock-up. For visiting guests, a thoughtfully designed guest suite is available, ensuring their stay is comfortable and memorable. Surrounded by an array of exceptional amenities, "The CoCo" is within walking distance to an enticing selection of restaurants, shops, and parks, making every aspect of urban living easily accessible.

Built in 2019

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2068492    |
| Price          | \$308,500   |
| Sold Price     | \$298,500   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 532         |
| Acres          | 0.00        |
| Year Built     | 2019        |
| Type           | Residential |
| Sub-Type       | Apartment   |

|        |               |
|--------|---------------|
| Style  | Low-Rise(1-4) |
| Status | Sold          |

### Community Information

|             |                        |
|-------------|------------------------|
| Address     | 310, 3375 15 Street Sw |
| Subdivision | South Calgary          |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2T 4A2                |

### Amenities

|                |                                                                                           |
|----------------|-------------------------------------------------------------------------------------------|
| Amenities      | Bicycle Storage, Elevator(s), Guest Suite, Parking, Picnic Area, Secured Parking, Storage |
| Parking Spaces | 1                                                                                         |
| Parking        | Stall, Titled, Underground                                                                |

### Interior

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Open Floorplan, Quartz Counters                                                   |
| Appliances        | Dishwasher, Garage Control(s), Gas Cooktop, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                          |
| Cooling           | Central Air                                                                                      |
| # of Stories      | 4                                                                                                |

### Exterior

|                   |            |
|-------------------|------------|
| Exterior Features | Courtyard  |
| Construction      | Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | August 1st, 2023   |
| Date Sold      | October 25th, 2023 |
| Days on Market | 85                 |
| Zoning         | MU-1 f2.55h15      |
| HOA Fees       | 0.00               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | REAL BROKER |
|----------------|-------------|

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