

# \$319,900 - 314, 3375 15 Street Sw, Calgary

MLS® #A2108821

**\$319,900**

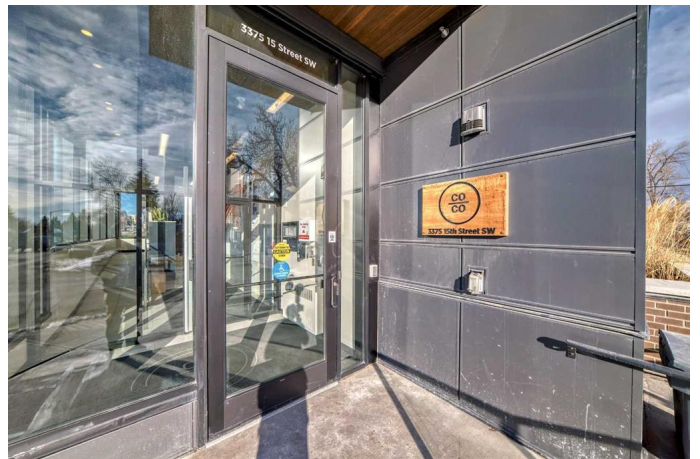
1 Bedroom, 1.00 Bathroom, 537 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to COCO, a pet friendly property located in the desirable community of Marda Loop. This air conditioned one bedroom home includes full size in-unit laundry, titled underground heated parking, durable laminate flooring with 9ft high ceilings running throughout the unit. The kitchen is fully equipped and includes upgraded stainless steel appliances, gas convection range, slide out range hood, full height cabinetry and a large quartz island with extended eating area. Off the living room, you will find a balcony equipped with a gas line – perfect for those summer BBQs! After dinner, enjoy spending time in the beautiful courtyard with green space. The spacious bedroom leads to a walk through closet with custom shelving through to a 3-piece bathroom equipped with ceramic tile, quartz counters and tiled tub/shower. COCO offers many unique features which include - underground parking for quests, a rentable quest suite, common flex space, bike storage room, indoor dog wash area and city transit conveniently located outside the building! Enjoy everything this property and the community of Marda Loop has to offer including some of your favorite restaurants, cafes, gyms, parks and the oldest and longest running street festival in Calgary (Marda Gras Street Festival) Call today to set up a private viewing!

Built in 2018



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2108821      |
| Price          | \$319,900     |
| Sold Price     | \$320,000     |
| Bedrooms       | 1             |
| Bathrooms      | 1.00          |
| Full Baths     | 1             |
| Square Footage | 537           |
| Acres          | 0.00          |
| Year Built     | 2018          |
| Type           | Residential   |
| Sub-Type       | Apartment     |
| Style          | Low-Rise(1-4) |
| Status         | Sold          |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 314, 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, Other, Parking, Recreation Room, Trash |
| Parking Spaces | 1                                                                                 |
| Parking        | Heated Garage, Secured, Titled, Underground                                       |

## Interior

|                   |                                                                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Walk-In Closet(s)               |
| Appliances        | Built-In Electric Range, Central Air Conditioner, Dishwasher, Dryer, Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                           |
| Cooling           | Central Air                                                                                                                                       |
| # of Stories      | 4                                                                                                                                                 |

## Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Courtyard |
| Roof              | Tar/Gravel                       |
| Construction      | Wood Frame                       |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 14th, 2024 |
| Date Sold      | March 26th, 2024 |
| Days on Market | 12               |
| Zoning         | MU-1 f2.55h15    |
| HOA Fees       | 0.00             |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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