

\$320,000 - 213, 3375 15 Street Sw, Calgary

MLS® #A2111505

\$320,000

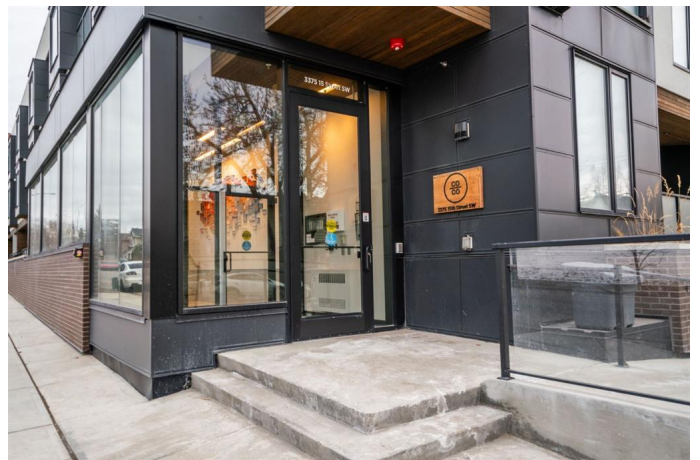
1 Bedroom, 1.00 Bathroom, 529 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Located in the desirable community of Marda Loop - COCO is a PET FRIENDLY condominium development featuring 74 LUXURY suites! The building was designed with refined modern architecture - to create a one-of-a-kind living - URBAN experience. This is your chance to own this "like new" one bedroom/one bath unit! This unit offers so many upgrades and thoughtful enhancements!

AC keeps you cool on those hot days.....plus enjoy your TITLED heated UNDERGROUND parking in the chilly winters! Visitors can park underground too! Plus there is loads of street parking close by. Have the occasional need to accommodate overnight guests? There is a rentable guest suite in the building! Perfect when you own a 1 bed unit - why pay for a second bedroom - you only need to utilize once in awhile!!!!??? There is a common "flex" space...do yoga or workout in private. Convenient water bottle filling station! Assigned secure storage locker + a handy BIKE room! Take your dog for a run/walk in nearby park areas - then come back and utilize the indoor dog wash area! This unit backs onto a lovely green treed, inner courtyard - which feels very private...even though you are steps from the hustle and bustle of living inner city! All areas need fob access - which makes this living experience feel ultra secure! The unit itself offers 9 ft ceilings and durable laminate flooring. The bedroom is carpeted and easily fits a queen sized bed. Custom shelving in closet. Direct access to the 3 piece



bath - ceramic tile, quartz counters and tiled tub/shower. Washer and dryer are full size as well. Unit is in pristine condition. Love to cook? You will really enjoy this kitchen with upgraded lighting. Corner pantry was not a standard offering...your full height cabinetry offers soft closers. The stainless steel appliances are FULL size and did I mention the GAS convection stove?! Recessed hood fan and coloring here - that is comfortable and calming. Quartz counters and eating area completes this space. Main living area has been wallpapered to add style. Your NW facing deck has a gas line - perfect for your BBQ. LOW condo fees include all the extra amenities PLUS heat and water! Quick access to 17th Avenue and beautiful streetscapes. Marda Loop is the ideal community for buyers and renters in the heart of southwest Calgary. Living here is a LIFESTYLE. With over 190 shops, restaurants and services, Marda Loop is a walkable shopping & dining district in the heart of Southwest Calgary. Transit close by. Downtown accessible easily in many ways. Pet policy: 2 pets/unit with board approval. Call today to view in person.

Built in 2018

Essential Information

MLS® #	A2111505
Price	\$320,000
Sold Price	\$315,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	529
Acres	0.00
Year Built	2018
Type	Residential

Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	213, 3375 15 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4A2

Amenities

Amenities	Bicycle Storage, Guest Suite, Other, Recreation Room, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Guest, Heated Garage, On Street, Parkade, Stall, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Appliances	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
Construction	Cedar, Stucco, Wood Frame

Additional Information

Date Listed	March 1st, 2024
Date Sold	March 15th, 2024
Days on Market	14
Zoning	MU-1 f2.55h15
HOA Fees	0.00

Listing Details

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