

\$409,900 - 305, 3375 15 Street Sw, Calgary

MLS® #A2111691

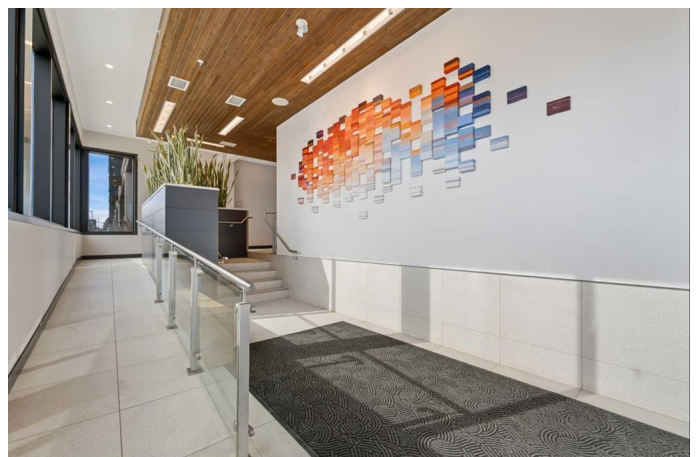
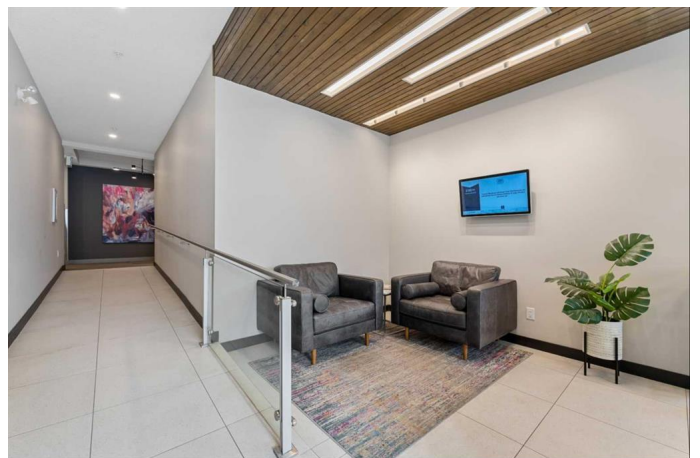
\$409,900

2 Bedroom, 2.00 Bathroom, 733 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

COCO is a Luxury Modern Condominium Development in the Popular Community of Marda Loop. Offering two bedrooms, two baths, in suite laundry, spacious balcony and many upgrades. The bright open Livingroom, Eating and Kitchen feature many upgrades: upgraded vinyl plank flooring, beautiful quartz countertops and designer backsplash, huge Island with wide deep stainless steel sink, an attached table extension, upgraded lighting and corner pantry with pull out shelves, Kitchen Aid Appliances which includes a gas range and hidden hood fan. The Master Suite has a huge window that overlooks the balcony, a spacious walk in closet with closet organizers and classy ensuite with tiled walk in shower, tile floors and quartz counter top. The second bedroom has a large closet and could also be used as a den or both. The main four piece bathroom is spacious and also has quartz counter top and tile floors. The laundry allows for a full size washer and dryer and is across from the front entry coat closet. Many other features include a titled parking stall in the heated underground parking, a good size secure storage unit, a guest suite that can be rented, visitor parking in the underground parking, secure bike storage, a dog wash station, electric car charging station, a workout area/yoga studio, a courtyard and water bottle filling station and much more. There is so much to enjoy in this great Inner City community of South Calgary and Marda Loop, the South Calgary outdoor pool, Parks and



playgrounds only steps away from home:
sports fields for volleyball, tennis courts,
soccer, skating rink, bicycle track, picnic area
and lots of green space. Located in a very
walkable community, you have everything you
need just minutes away, Calgary Public
Library, close to Garrison, 17 Avenue,
downtown Calgary and easy access to
hospitals and major roadways. Public transit is
very close by.

Built in 2019

Essential Information

MLS® #	A2111691
Price	\$409,900
Sold Price	\$405,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	733
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Low-Rise(1-4)
Status	Sold

Community Information

Address	305, 3375 15 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4A2

Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Guest Suite, Parking, Storage, Trash
Parking Spaces	1

Parking	Alley Access, Guest, Parkade, Stall, Titled, Underground
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Interior

Interior Features	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	4
Basement	None

Exterior

Exterior Features	Balcony, Courtyard
Construction	Cedar, Stucco, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 15th, 2024
Date Sold	March 24th, 2024
Days on Market	9
Zoning	MU-1 f2.55h15
HOA Fees	0.00

Listing Details

Listing Office	MaxWell Canyon Creek
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