

\$624,900 - 403, 3375 15 Street Sw, Calgary

MLS® #A2148394

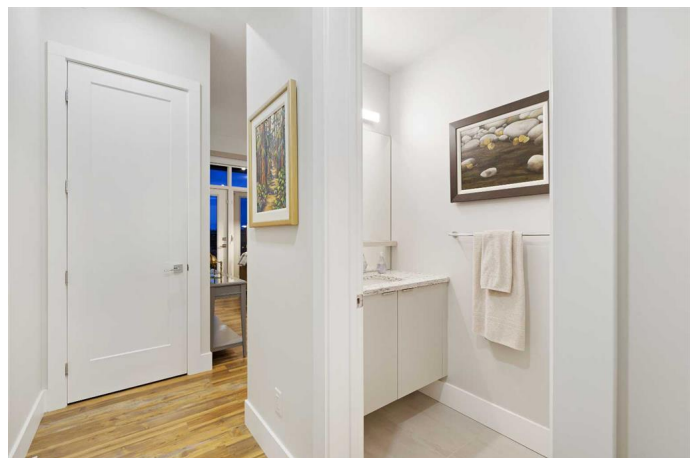
\$624,900

2 Bedroom, 3.00 Bathroom, 1,015 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

WELCOME to this AIR-CONDITIONED, IMMACULATE 1015 Sq Ft HOME that has 2 TITLED PARKING STALLS, an ASSIGNED STORAGE LOCKER, + Common area BICYCLE STORAGE in the UNDERGROUND HEATED GARAGE, 2 Bedrooms, 1 Den/Office, 3 Bathrooms (incl/1 EN-SUITE), a 15'™6" X 9'™9" BALCONY on the TOP FLOOR that is QUIET, + SO MUCH PRIVACY in THE COCO Building located in SOUTH CALGARY!!! This building has SOPHISTICATED FEATURES that have MODERN LIFESTYLE in mind. There is a CURB Appeal w/LOW MAINTENANCE Landscaping, + TREES. Upon entering the unit, is the Foyer. You will see the 10'™ CEILINGS, UPGRADED LUXURY VINYL PLANK Flooring, + NEUTRAL Colour Tones. There is a 2 pc Bathroom, + a DEN/OFFICE which is GREAT for working at HOME. This SLEEK KITCHEN has it all w/WHITE FLOOR-to-CEILING CABINETRY (EXTRA STORAGE in the cupboards/pantry area w/Pocket Door), SS APPLIANCES incl/GAS RANGE, + BUILT-IN Dishwasher, + Microwave, TILED HERRINGBONE Backsplash, QUARTZ Countertops, + an ISLAND w/BREAKFAST BAR for the on-the-go during those busy days. The Living/Dining Room is PERFECT for those DINNERS w/FAMILY, + FRIENDS coming over. It has a LARGE Window, + a door to the Balcony giving it a SPACIOUS FEEL from the NATURAL LIGHT coming in. The balcony has



room for those BBQs incl/Gas line to make it easier for ENTERTAINING. There is the Laundry Room w/Stacked Washer, + Dryer. The PRIMARY BEDROOM has a WALK-IN CLOSET for clothing/storage, a 4 pc EN-SUITE incl/Dual Sinks, White Cabinetry, + a Standing Glass Shower. A 2nd GOOD-SIZED Bedroom has a WALK-IN Closet, + access to the 4 pc Bathroom incl/Soaker Tub w/Glass. UPGRADES incl/Garburator, Extra LARGE storage locker #32, Walk-In closet shelving added to 2nd Bedroom closet, Floating Shelf on mirrors in 3 bathrooms, Glass shower door for soaker tub, Manual blinds on all windows, dimmer switches/Smart tech control on main lights, + flooring upgrade (2021) see in Supplements portion of listing. The CoCo building (2019) has AMAZING Amenities w/Outdoor Courtyard, Guest Suites, a Yoga Room, a Dog Wash Station, a bike workshop, + VISITOR Parking. It has Triple-Paned Windows, double-drywalled sheet board to exterior walls, + separate air handling units within each unit for heat, + A/C (No noisy heat pump on the patios). There are 130 Trendy Shops - Shopping, Coffee Shops, Retail Stores, Restaurants, Fitness Facilities, Grocery Stores, + More. Marda Loop has a Community Centre less than a block away w/EVENTS such as SPOOK THE LOOP, SPIRIT OF THE LOOP, an OUTDOOR POOL, TENNIS/PICKLEBALL COURTS, BEACH VOLLEYVALL (in summer), Community GARDENS, RINK Schedule, + Hall Rental. It is Inner City, close to Transit, + close to downtown. Come check out this BEAUTIFUL HOME TODAY!!!

Built in 2019

Essential Information

MLS® #

A2148394

Price	\$624,900
Sold Price	\$620,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,015
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Apartment
Status	Sold

Community Information

Address	403, 3375 15 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4A2

Amenities

Amenities	Bicycle Storage, Elevator(s), Parking, Snow Removal, Storage, Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Guest, On Street, Parkade, Stall, Titled, Underground

Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Garburator, Gas Cooktop, Gas Range, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	Balcony, BBQ gas line, Lighting
Lot Description	Street Lighting
Roof	Tar/Gravel
Construction	Brick, Stucco, Wood Frame

Additional Information

Date Listed	July 12th, 2024
Date Sold	August 2nd, 2024
Days on Market	21
Zoning	MU-1 f2.55h15
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
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