

# \$449,000 - 208, 3375 15 Street Sw, Calgary

MLS® #A2224728

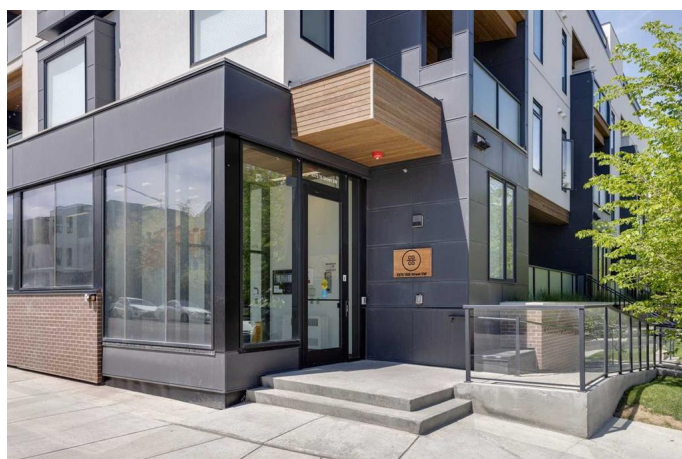
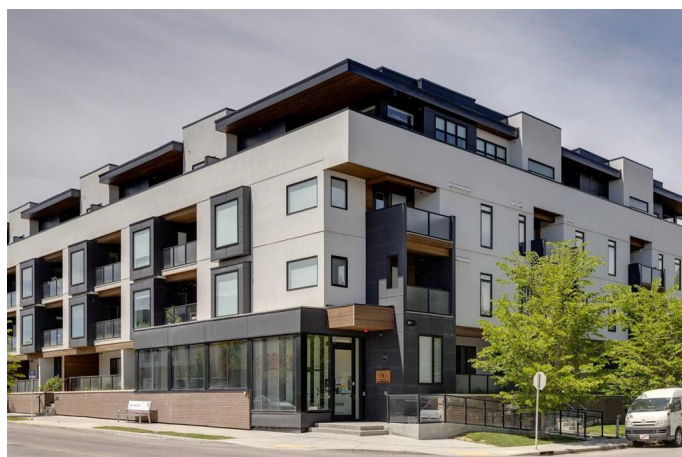
**\$449,000**

2 Bedroom, 2.00 Bathroom, 741 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to COCO in coveted Marda Loop! This wonderful, Air Conditioned 2 Bedroom, 2 Bath CORNER UNIT offers modern styling, clean lines and a terrific floorplan. Perfect for a single professional, couple or single with a roommate. BRIGHT Open Plan presents options for furniture placement & is great for entertaining. Sleek Kitchen with under counter cabinet lighting, soft close drawers, lovely Quartz countertops + Stainless Steel appliances. Gas cooktop with retractable overhead Hood Fan & Pantry cupboard with Pull Out Shelving make this a highly functional space. SOUTH facing patio with gas hook up, is a nice spot for morning coffee, catching afternoon sun & BBQing. Primary Bedroom with 3 piece En-Suite features a large Walk In tiled shower, Quartz counter Plus a Walk In Closet. Well placed secondary Bedroom utilizes a proximate 4 piece Bath with Tub/Shower. Both bathrooms have upgraded Kohler fixtures. In-Suite Laundry with Full size Whirlpool Washer + Dryer. COCO offers so many perks! Heated TITLED Parking, a separate Storage Unit, Visitor Parking, a Guest Suite for out-of-town company, secure Bike Storage + Secure Parcel Room. Not only is it super Pet Friendly (up to 2 pets with board approval), there is even a dog wash! A wealth of amenities are an easy stroll away- cafes, restaurants, pubs, River Park Off Leash area + Pathway, South Calgary Park with its Community Garden, pool, tennis, beach volley ball & playing fields. Close enough to walk to



Marda Loop but just far enough away to escape the hustle /bustle. Donâ€™t miss this opportunity for an exceptional lifestyle here !

Built in 2019

### Essential Information

MLS® #	A2224728
Price	\$449,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	741
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	208, 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, Secured Parking
Parking Spaces	1
Parking	Heated Garage, Secured, Underground

### Interior

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage
Appliances	Dishwasher, Dryer, Gas Range, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air

Cooling	Central Air
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	See Remarks
Construction	Stucco, Wood Frame

### Additional Information

Date Listed	May 28th, 2025
Days on Market	16
Zoning	MU-1

### Listing Details

Listing Office	RE/MAX Realty Professionals
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