



**403, 3375 15 Street SW**  
**Calgary, Alberta**

**MLS # A2148394**



**\$624,900**

<b>Division:</b>	South Calgary		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	1,015 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Garage Door Opener, Guest, On Street, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tar/Gravel	<b>Condo Fee:</b>	\$ 653
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Stucco, Wood Frame	<b>Zoning:</b>	MU-1 f2.55h15
<b>Foundation:</b>	-	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)

**Inclusions:** Blinds, Garage has 2 Controls, Shelf on the wall by the Patio door.

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' X 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!!!