# \$385,000 - 206, 3375 15 Street Sw, Calgary

MLS® #A2232067

## \$385,000

2 Bedroom, 2.00 Bathroom, 732 sqft Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Last chance for a price adjustment â€" this listing will be taken off the market soon. Don't miss the opportunity! Experience upscale urban living in the heart of Marda Loop at the chic COCO Condominium, located directly along the vibrant 33 Avenue SW corridor. This stylish, modern unit features 9-foot ceilings, an open-concept floor plan, and expansive windows that flood the space with natural light. The gourmet kitchen is equipped with quartz countertops, premium stainless steel appliances, custom full-height cabinetry, and an upgraded floor-to-ceiling pantry. The island with breakfast bar seamlessly connects to the spacious living area, leading to a large south-facing balcony that offers serene community views. Additional highlights include in-suite laundry, central A/C, titled underground parking, and two rare assigned storage units. Residents also enjoy premium building amenities such as a yoga/flex room, secured parcel room, bike storage with repair station, dog wash station, and a guest suite. This exceptional location is steps from parks, the South Calgary Library, community courts and gardens, boutique shopping, restaurants, grocery stores, and public transit. Designated public schools include Richmond School (Kâ€"6), Mount Royal School (7â€"9), and Western Canada High School (10â€"12), offering Regular, French Immersion, and International Baccalaureate (IB) programs. Ideal for first-time buyers, downsizers, or investors







seeking modern comfort in one of Calgary's most desirable lifestyle communities. And all furnitures included in the price!

#### Built in 2019

### **Essential Information**

MLS® # A2232067 Price \$385,000

Bedrooms 2
Bathrooms 2.00
Full Baths 2
Square Footage 732
Acres 0.00
Year Built 2019

Type Residential Sub-Type Apartment

Style Single Level Unit

Status Active

## **Community Information**

Address 206, 3375 15 Street Sw

Subdivision South Calgary

City Calgary
County Calgary
Province Alberta
Postal Code T2T 4A2

#### **Amenities**

Amenities Bicycle Storage, Car Wash, Elevator(s), Fitness Center, Parking, Party

Room, Visitor Parking

Parking Spaces 1

Parking Titled, Underground

# of Garages 98

#### Interior

Interior Features Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s), High

Ceilings, No Animal Home, No Smoking Home, Quartz Counters

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer,

Window Coverings, Gas Stove

Heating Central

Cooling Central Air

# of Stories 4

#### **Exterior**

Exterior Features Balcony, BBQ gas line

Construction Cedar, Stucco

## **Additional Information**

Date Listed June 17th, 2025

Days on Market 133

Zoning MU-1f.255h15

# **Listing Details**

Listing Office Homecare Realty Ltd.

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