

204, 3375 15 Street SW
Calgary, Alberta

MLS # A2276412



\$359,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	731 sq.ft.	Age:	2019 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1 f2.55h15
Foundation:	-	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows		

Inclusions: N/A

Exceptional value in one of Calgary's most walkable and sought-after neighbourhoods. Welcome to COCO, a modern, pet-friendly building perfectly positioned in the heart of Marda Loop. This beautifully maintained condo offers a smart, contemporary layout with thoughtful upgrades designed for effortless everyday living. Inside, you'll find a bright and airy open-concept space with expansive windows, and stylish flooring throughout the main living area. The sleek kitchen is both functional and refined, featuring quartz countertops, a striking marbled backsplash, full-height soft-close cabinetry, and stainless steel gas range. A built-in dining table and generous storage make this kitchen ideal for both casual meals and entertaining. The primary bedroom comes with a walk-in closet and full ENSUITE with stunning black chevron tile. A versatile second room—perfectly suited as a home office, den, or flex space—adds valuable functionality for today's work-from-home lifestyle. The main 4-piece bathroom is finished with ceramic tile, quartz counters, and a tiled tub/shower combination, while in-suite laundry with a full-size washer and dryer keeps daily routines simple. Step outside to your private SOUTH-facing balcony - an ideal spot for morning coffee or evening BBQs, complete with a convenient gas line. Despite being just steps from Marda Loop's vibrant shops, cafés, and restaurants, this unit offers a calm and peaceful retreat. COCO residents enjoy an impressive list of amenities including central air conditioning, a tiled heated underground parking stall, secure storage, bike room with repair station, indoor dog wash, guest suite, yoga/workout flex space, and a parcel room with fob-secured access. Reasonable condo fees cover heat, water, and A/C, adding even more value. With a plethora of

local businesses, parks, transit, and downtown access all within easy reach, this location delivers an unbeatable urban lifestyle. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready condo was freshly painted and offers modern comfort, smart design, and an exceptional Marda Loop address. Priced to sell — don't miss your opportunity to make this one yours.