



## 3375 15 Street Calgary Alberta

\$415,000

Welcome to the chic COCO Condominium nestled in the heart of Marda Loop, right on the Business Improvement Area's main corridor along 33 Avenue SW. This building is located within steps of one of Calgary's most vibrant, trendy and highly sought-after lifestyle neighbourhoods. Upon entering this beautiful, modern unit, you are greeted by 9 ft ceilings and an open floor plan with big windows that flood the property with natural light. Making it an ideal spot for relaxation and entertainment. The gourmet kitchen offers gorgeous quartz countertops, equipped with top-of-the-line stainless steel appliances, custom built-in full height cabinets, including a floor to ceiling pantry upgrade providing ample storage space. The kitchen island offers a well-designed breakfast bar that adds a touch of elegant sophistication as the kitchen flows seamlessly into the generous living room area. This unit offers a large south exposure balcony, overlooking the community to give you a truly serene retreat amidst the bustling cityscape. Additional features include, in-suite laundry, central A/C, titled underground parking stall, and the exceptionally rare 2 assigned storage units to keep your space clutter free. The building itself offers many amenities including a yoga/flex room, a secured parcel room, secured bike storage with tools, dog wash station and a guest suite for out-of-town visitors. Surrounded by an array of exceptional amenities, this property is within walking distance to The South Calgary Library, indoor pool, volleyball courts, community gardens, tennis courts, community centre, parks, restaurants, boutique shops, grocery store, transit, and more - making every aspect of urban living easily accessible! Investors, please note similar units in the building rent for over \$2,300/month. This condo is the perfect urban retreat for young professionals, couples, or students who...

Kitchen 11.58 Ft x 8.58 Ft

Living room 12.75 Ft x 11.58 Ft

Bedroom 10.67 Ft x 9.17 Ft

Bedroom 10.67 Ft x 7.92 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Listing Presented By:



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