



# 3375 15 Street Calgary Alberta

\$669,900

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 15'6" X 9'9" 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...

Living room 15.75 Ft x 14.00 Ft

Kitchen 11.58 Ft x 8.33 Ft

Den 8.83 Ft x 8.25 Ft

Primary Bedroom 11.42 Ft x 10.83 Ft

Other 8.08 Ft x 4.25 Ft

4pc Bathroom 8.08 Ft x 5.00 Ft

Foyer 11.75 Ft x 3.50 Ft

Laundry room 3.17 Ft x 3.17 Ft

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Other 7.17 Ft x 7.00 Ft

4pc Bathroom 8.25 Ft x 7.83 Ft

Bedroom 11.67 Ft x 9.42 Ft

2pc Bathroom 8.17 Ft x 3.33 Ft

Other 15.50 Ft x 9.75 Ft