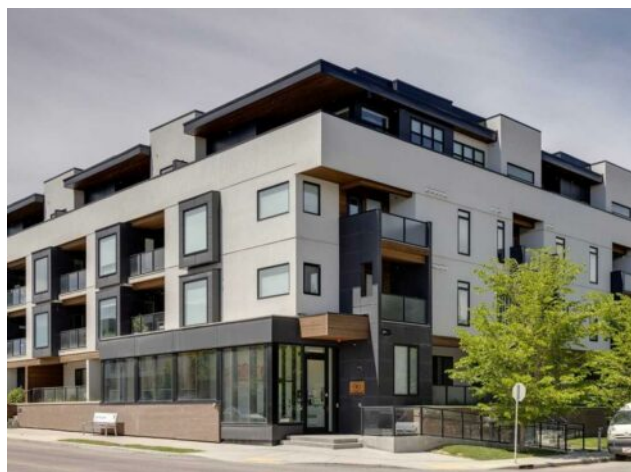


**208, 3375 15 Street SW
Calgary, Alberta**

MLS # A2224728



\$449,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	741 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Secured, Underground		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 486
Basement:	-	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Storage		

Inclusions: none

Welcome to COCO in coveted Marda Loop! This wonderful, Air Conditioned 2 Bedroom, 2 Bath CORNER UNIT offers modern styling, clean lines and a terrific floorplan. Perfect for a single professional, couple or single with a roommate. BRIGHT Open Plan presents options for furniture placement & is great for entertaining. Sleek Kitchen with under counter cabinet lighting, soft close drawers, lovely Quartz countertops + Stainless Steel appliances. Gas cooktop with retractable overhead Hood Fan & Pantry cupboard with Pull Out Shelving make this a highly functional space. SOUTH facing patio with gas hook up, is a nice spot for morning coffee, catching afternoon sun & BBQing. Primary Bedroom with 3 piece En-Suite features a large Walk In tiled shower, Quartz counter Plus a Walk In Closet. Well placed secondary Bedroom utilizes a proximate 4 piece Bath with Tub/Shower. Both bathrooms have upgraded Kohler fixtures. In-Suite Laundry with Full size Whirlpool Washer + Dryer. COCO offers so many perks! Heated TITLED Parking, a separate Storage Unit, Visitor Parking, a Guest Suite for out-of-town company, secure Bike Storage + Secure Parcel Room. Not only is it super Pet Friendly (up to 2 pets with board approval), there is even a dog wash! A wealth of amenities are an easy stroll away- cafes, restaurants, pubs, River Park Off Leash area + Pathway, South Calgary Park with its Community Garden, pool, tennis, beach volley ball & playing fields. Close enough to walk to Marda Loop but just far enough away to escape the hustle /bustle. Don't miss this opportunity for an exceptional lifestyle here !