

**215, 3375 15 Street SW
Calgary, Alberta**

MLS # A2196432



\$315,000

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Low-Rise (1-4)		
Size:	536 sq.ft.	Age:	2019 (6 yrs old)
Beds:	1	Baths:	1
Garage:	Off Street, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 355
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Open Floorplan		

Inclusions: n/a

Welcome to COCO—where chic design meets inner-city living in one of Calgary’s most vibrant neighbourhoods. Whether you’re a savvy investor or a first-time buyer looking to get into the market, this one-bedroom unit offers style, function, and unbeatable location. You’ll love the 9-foot ceilings, big windows, and air conditioning for summer comfort. The kitchen is sleek and modern with quartz countertops, full-height cabinetry, a large island with built-in dining space, and high-end stainless steel appliances—including a gas range and slide-out hood fan. The open-concept living area is bright and welcoming, with access to your private balcony complete with a gas line—perfect for BBQ nights. The bedroom is tucked away for privacy with a walk-through closet that leads to the 4-piece bath featuring quartz counters, tiled tub/shower combo, and ceramic tile floors. You’ve also got full-size in-suite laundry and a titled underground heated parking stall. This pet-friendly building (yes—2 pets allowed with board approval!) is loaded with extras: guest parking, rentable guest suite, bike storage, a courtyard, dog wash station, water bottle filling station, and a flex space for hosting or working. Condo fees are low and include heat and water. Located just steps from everything you love in Marda Loop—brunch spots, yoga studios, coffee shops, boutiques, and parks—you’ll be at the centre of it all. Ask us about tenant takeover or end-of-October possession. This one checks all the boxes—let’s get you in to see it!