

202, 3375 15 Street SW
Calgary, Alberta

MLS # A2175903



\$424,900

Division:	South Calgary		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	728 sq.ft.	Age:	2019 (5 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Central	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 482
Basement:	-	LLD:	-
Exterior:	Cedar, Stucco, Wood Frame	Zoning:	MU-1
Foundation:	-	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Hood Fan, Nest Thermostat. Negotiable: TV and couch in living room, TV in bedroom

Say "hello" to your new home in the luxurious Coco by Sarina building in the coveted community of Marda Loop. This bright & sunny south facing unit is equipped with 2 bedrooms, 2 full bathrooms, in-suite laundry & a covered balcony! As you enter the unit, you'll notice the super functional open concept floor plan and stunning laminate floors. The beautiful kitchen has lots of storage space (notice the upgraded pantry tower), sleek & modern cabinetry, SS appliances including GAS stove & quartz countertops! The living room is massive with tall ceilings and a huge window allowing for loads of natural light to flood the space. This also offers access to the covered south facing balcony – enjoy your favourite beverage out here on the weekends while soaking up the sun! The primary bedroom features a large walk-in closet, plus the 3 pc ensuite bathroom w/ quartz counters and a fully tiled walk-in shower. The 2nd bedroom is a great size as well. The secondary full bathroom offers a shower/tub combo with an extended vanity & the same stunning finishings. The unit offers in-suite laundry as well. Keep your car warm and safe all year round with the underground, titled parking stall! The Coco building offers loads of amenities including a yoga/workout room, a secured parcel room, secured bike storage, dog wash station, outdoor courtyard, a guest suite for out-of-town visitors & more! The South Calgary Library, community gardens, community center w/ outdoor pool, volleyball courts, tennis/pickleball courts, parks and more - all just a block away! This building is close to the great restaurants, shops, and business district of Marda Loop on 33rd Avenue! Book your showing today before it's gone! *Some photos have virtual staging*