



THE
A-TEAM

**RE/MAX
FIRST**

3375 15 Street #403, Calgary T2T 4A2

MLS® #: **A2136399**

Area: **South Calgary**

Listing Date: **06/28/24**

List Price: **\$669,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2018**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:
Park Feat:

Finished Floor Area
Abv Sqft: **1,015**
Low Sqft:
Ttl Sqft: **1,015**

Street Lighting
Garage Door Opener,Guest,On Street,Parkade,Stall,Titled,Underground

DOM

7

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Tar/Gravel**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Lighting**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Garburator,Gas Cooktop,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Double Vanity,High Ceilings,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`9" x 14`0"
Den	Main	8`10" x 8`3"
Walk-In Closet	Main	7`2" x 7`0"
Bedroom	Main	11`8" x 9`5"
4pc Bathroom	Main	8`1" x 5`0"
Laundry	Main	3`2" x 3`2"
Balcony	Main	15`6" x 9`9"

Room	Level	Dimensions
Kitchen	Main	11`7" x 8`4"
Bedroom - Primary	Main	11`5" x 10`10"
4pc Ensuite bath	Main	8`3" x 7`10"
Walk-In Closet	Main	8`1" x 4`3"
Foyer	Main	11`9" x 3`6"
2pc Bathroom	Main	8`2" x 3`4"

Condo Fee:
\$653

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
MU-1 f2.55h15

Legal Desc: **1911842**

Remarks

Pub Rmks: **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 CABINETS (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 Supplements portion of listing. The CoCo building (2019) has AMAZING Amenities w/Outdoor Courtyard, Guest Suites, a Yoga Room, a Dog Wash Station, a bike workshop, + VISITOR Parking. It has Triple-Paned Windows, double-drywalled sheet board to exterior walls, + separate air handling units within each unit for heat, + A/C (No noisy heat pump on the patios). There are 130 Trendy Shops - Shopping, Coffee Shops, Retail Stores, Restaurants, Fitness Facilities, Grocery Stores, + More. Marda Loop has a Community Centre less than a block away w/EVENTS such as SPOOK THE LOOP, SPIRIT OF THE LOOP, an OUTDOOR POOL, TENNIS/PICKLEBALL COURTS, BEACH VOLLEYBALL (in summer), Community GARDENS, RINK Schedule, + Hall Rental. It is Inner City, close to Transit, + close to downtown. Come check out this BEAUTIFUL HOME TODAY!!!**

Inclusions:
 Property Listed By: **Blinds, Garage has 2 Controls, Shelf on the wall by the Patio door. RE/MAX House of Real Estate**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













