



THE
A-TEAM

**RE/MAX
FIRST**

3375 15 Street #201, Calgary T2T4A2

MLS®#: **A2189342**

Area: **South Calgary**

Listing Date: **01/23/25**

List Price: **\$439,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential
Apartment**
Sub Type: **Calgary**
City/Town: **Calgary**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **768**

Low Sqft:

Ttl Sqft: **768**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

9

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Underground

Utilities and Features

Roof: **Forced Air**

Heating: **Forced Air**
Sewer: **Balcony, Courtyard**

Construction:

Wood Frame

Flooring:

Ceramic Tile, Laminat

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer**
Int Feat: **Elevator, No Smoking Home, Open Floorplan, Quartz Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	11`11" x 8`8"	Bedroom	Main	11`11" x 7`11"
4pc Bathroom	Main	9`11" x 4`11"	Kitchen	Main	10`2" x 8`8"
Living Room	Main	14`6" x 12`11"	3pc Ensuite bath	Main	7`11" x 4`11"
Laundry	Main	3`8" x 3`3"	Balcony	Main	10`11" x 7`2"

Legal/Tax/Financial

Condo Fee: **\$506**

Title: **Fee Simple**

Zoning: **MU-1**

Fee Freq:
Monthly

Legal Desc: **1911842**

Remarks

Pub Rmks: **Welcome to COCO by Sarina - a luxurious modern condo development nestled in the highly sought-after community of Marda Loop. Perfectly positioned within walking distance of Marda Loop's vibrant restaurants and shops, a serene park just around the corner, and only a 7-minute drive to downtown Calgary, this property combines convenience and style in one unbeatable location. This stunning unit features two bedrooms, two bathrooms, in-suite laundry, central air conditioning, and a titled underground parking spot in a secure, heated garage. Boasting 9-foot ceilings, sleek quartz countertops, elegant modern fixtures, durable laminate flooring, and spacious private outdoor areas with a gas hookup for your BBQ, this home is built for both comfort and entertainment. The open-concept living, dining, and kitchen areas are filled with natural light, creating a welcoming space for hosting friends and family. The primary suite offers a tranquil retreat, complete with a large window overlooking the balcony, a walk-in closet, and ensuite featuring a tiled walk-in shower, ceramic floors, and quartz countertops. The second bedroom, which doubles as a den or home office, is perfect for remote work or accommodating guests, and the nearby four-piece bathroom matches the luxurious finishes found throughout the home. Additional conveniences include a full-sized stacked washer and dryer, a front entry coat closet, a secure storage unit, and a titled parking stall located conveniently in the underground parkade. The building's amenities include a rentable guest suite, visitor parking, a secure bike storage area, a dog wash station, an electric vehicle charging station, a fitness center and yoga studio, a central courtyard, and more. The Marda Loop area offers everything you need right at your doorstep. From the South Calgary outdoor pool and local parks to sports fields, tennis courts, a skating rink, and bicycle tracks, the options for recreation are endless. With easy access to 17th Avenue, Garrison, downtown Calgary, hospitals, major roadways, and public transit, this walkable neighborhood provides unparalleled convenience. Whether you're looking for your dream home or a lock-and-leave lifestyle, COCO by Sarina offers the best of urban living with modern luxury.**

Inclusions: **N/A**
Property Listed By: **Charles**

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







