

# \$425,000 - 206, 3375 15 Street Sw, Calgary

MLS® #A2232067

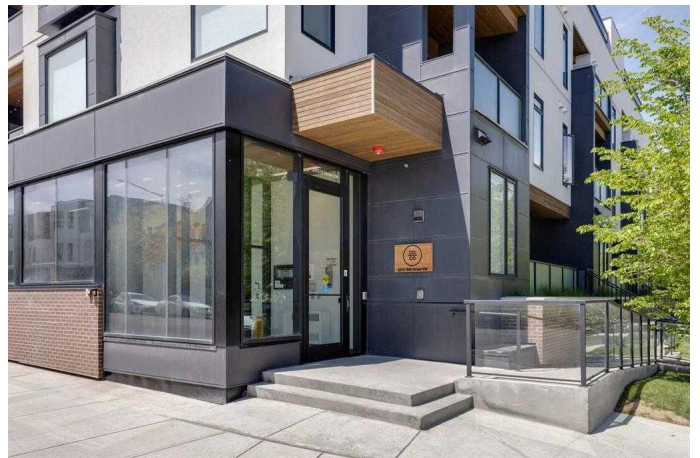
**\$425,000**

2 Bedroom, 2.00 Bathroom, 732 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Experience upscale urban living in the heart of Marda Loop at the chic COCO Condominium, located directly along the vibrant 33 Avenue SW corridor. This stylish, modern unit features 9-foot ceilings, an open-concept floor plan, and expansive windows that flood the space with natural light. The gourmet kitchen is equipped with quartz countertops, premium stainless steel appliances, custom full-height cabinetry, and an upgraded floor-to-ceiling pantry. The island with breakfast bar seamlessly connects to the spacious living area, leading to a large south-facing balcony that offers serene community views. Additional highlights include in-suite laundry, central A/C, titled underground parking, and two rare assigned storage units. Residents also enjoy premium building amenities such as a yoga/flex room, secured parcel room, bike storage with repair station, dog wash station, and a guest suite. This exceptional location is steps from parks, the South Calgary Library, indoor pool, community courts and gardens, boutique shopping, restaurants, grocery stores, and public transit. Designated public schools include Richmond School (Kâ€“6), Mount Royal School (7â€“9), and Western Canada High School (10â€“12), offering Regular, French Immersion, and International Baccalaureate (IB) programs. Ideal for first-time buyers, downsizers, or investors seeking modern comfort in one of Calgaryâ€™s most desirable lifestyle communities. And all furnitures included in the



price!

Built in 2019

### Essential Information

MLS® #	A2232067
Price	\$425,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	732
Acres	0.00
Year Built	2019
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### Community Information

Address	206, 3375 15 Street Sw
Subdivision	South Calgary
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2T 4A2

### Amenities

Amenities	Bicycle Storage, Elevator(s), Fitness Center, Parking, Party Room, Visitor Parking, Car Wash
Parking Spaces	1
Parking	Titled, Underground
# of Garages	98

### Interior

Interior Features	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Central

Cooling	Central Air
# of Stories	4

## Exterior

Exterior Features	Balcony, BBQ gas line
Construction	Stucco, Cedar

## Additional Information

Date Listed	June 17th, 2025
Days on Market	13
Zoning	MU-1f.255h15

## Listing Details

Listing Office	Homecare Realty Ltd.
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