

\$310,000 - 111, 3375 15 Street Sw, Calgary

MLS® #A2263425

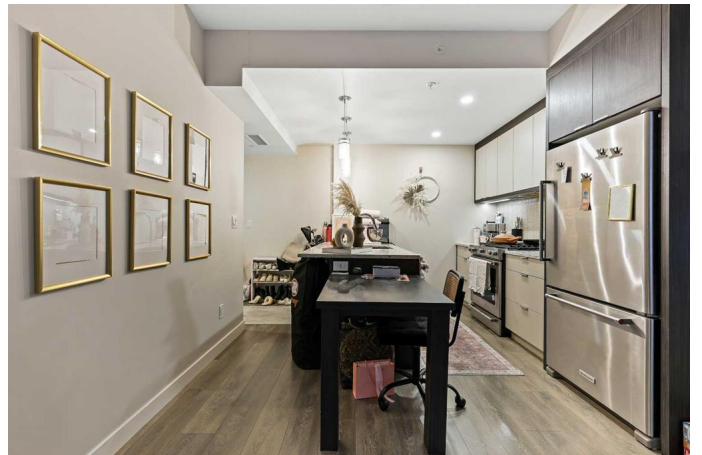
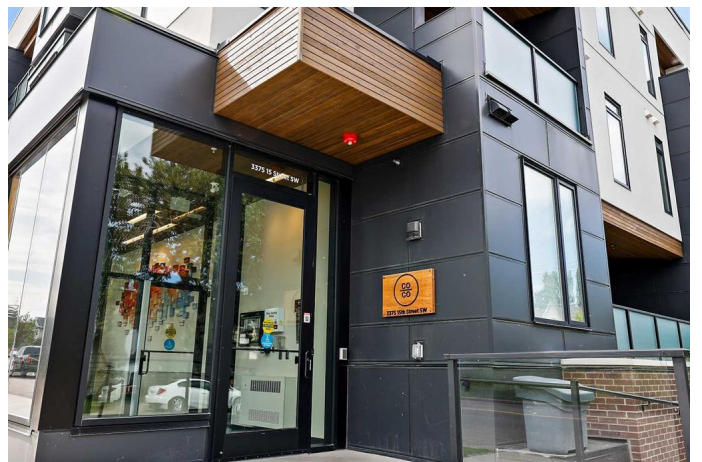
\$310,000

1 Bedroom, 1.00 Bathroom, 538 sqft

Residential on 0.00 Acres

South Calgary, Calgary, Alberta

Welcome to COCO â€” a contemporary gem that captures the essence of upscale urban living in the heart of vibrant Marda Loop. Designed with modern sophistication in mind, this air-conditioned one-bedroom residence offers a seamless blend of style, comfort, and functionality. Tall 9-foot ceilings and sleek laminate floors create an airy, open feel throughout, while the thoughtfully designed layout maximizes every inch of space. The kitchen stands out as a true showpiece, featuring premium stainless steel appliances including a gas convection range and concealed slide-out hood fan. Full-height cabinetry provides ample storage, while polished quartz countertops and an extended dining peninsula create the perfect balance of beauty and practicality for cooking, dining, or entertaining. The open-concept living area is bright and welcoming, bathed in natural light from large windows and flowing effortlessly onto a spacious private patio complete with a gas lineâ€”ideal for summer evenings and outdoor gatherings. The bedroom offers a peaceful escape, with a walk-through closet leading to a stylish 4-piece bath finished with quartz counters, ceramic tile, and a fully tiled tub/shower surround. Added conveniences include in-suite laundry with a full-size washer and dryer, plus a titled, heated underground parking stall for year-round comfort. COCO is a pet-friendly community that emphasizes modern convenience and lifestyle. Low condo fees cover heat, water, and access to



exceptional amenities such as secure bike storage, guest parking, a rentable guest suite, a multi-use lounge, an indoor dog wash, a water bottle refill station, and a beautifully landscaped courtyard. Perfectly situated steps from shops, restaurants, caf  s, fitness studios, parks, and public transit, COCO places you at the center of everything Marda Loop has to offer. With its refined finishes, practical design, and unbeatable location, this stunning home delivers the ultimate in contemporary city living. Book your private viewing today and experience the COCO difference.

Built in 2018

Essential Information

MLS�� #	A2263425
Price	\$310,000
Bedrooms	1
Bathrooms	1.00
Full Baths	1
Square Footage	538
Acres	0.00
Year Built	2018
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

Community Information

Address	111, 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, Guest Suite, Secured Parking, Visitor Parking
Parking Spaces	1
Parking	Heated Garage, Parkade, Titled, Underground

Interior

Interior Features	Breakfast Bar, Closet Organizers, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
# of Stories	4

Exterior

Exterior Features	BBQ gas line
Construction	Cedar, Stucco, Wood Frame

Additional Information

Date Listed	October 16th, 2025
Days on Market	6
Zoning	MU-1 f2.55h15

Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.