

**3305, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2221762



\$340,000

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|------------------|------------------------------------|---------------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 805 sq.ft. | Age: | 2014 (11 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

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|--------------------|--|-------------------|--------|
| Heating: | Baseboard | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 557 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame | Zoning: | M-X1 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters | | |

Inclusions: N/A

Looking for a home that checks all the boxes—modern, spacious, and perfectly located? Whether you're a first-time buyer, downsizing, or investing smartly, this beautifully maintained 2-bedroom, 2-bathroom condo in Copperfield is ready for you. Step inside and enjoy a bright, open-concept layout designed for real life. The kitchen is a standout, with granite countertops, ample cabinetry, and room to cook and entertain. The living and dining areas flow effortlessly, leading to a west-facing balcony that fills the space with natural light and offers mesmerizing views of greenbelt —perfect for morning coffee or sunset relaxation. The primary suite is your private retreat, complete with a walk-through “his & her” closet and a 4-piece ensuite finished with granite. The second bedroom is conveniently located across from the main 4-piece bathroom and near the in-suite laundry with a stacked washer/dryer—no more hallway treks. You’ll also enjoy titled underground parking with a dedicated storage unit right in front of your stall—convenient and secure. Set in one of Calgary’s most connected communities; this apartment is just a short walk from Copperfield’s wetland pathways, playgrounds, parks, basketball courts, skating rinks, and Copper Pond. Commuters will appreciate quick access to both Stoney and Deerfoot Trail, while nearby schools, transit, shopping and grocery stores on 130th Ave, and the South Health Campus make daily life a breeze. This isn’t just a condo—it’s a smart move in a thriving community. Don’t miss out—book your showing today before it’s gone!