

## 4412, 755 Copperpond Boulevard SE Calgary, Alberta

**MLS # A2243284**



# \$299,999

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                 |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                        |               |                   |
| <b>Size:</b>     | 773 sq.ft.                                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Heated Garage, Parkade, Stall, Titled, Underground |               |                   |
| <b>Lot Size:</b> | -                                                  |               |                   |
| <b>Lot Feat:</b> | -                                                  |               |                   |

|                    |                                                                                 |                   |        |
|--------------------|---------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                       | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                                 | <b>Condo Fee:</b> | \$ 533 |
| <b>Basement:</b>   | -                                                                               | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                 | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | Poured Concrete                                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows |                   |        |

**Inclusions:** N/A

Welcome to Unit 4412, 755 Copperpond Blvd SE, a stunning top-floor unit offering unparalleled views and exceptional convenience. This beautiful 2-bedroom, 2-bathroom home boasts 9-foot ceilings and a modern design. The kitchen and bathrooms feature sleek granite countertops, perfectly complementing the durable LVT flooring found throughout the main living areas. Bedrooms are cozy with comfortable carpeting underfoot. Step out onto your south-facing balcony and enjoy the breathtaking mountain views, complete with a convenient gas hookup for your BBQ. This unit also comes with not one, but TWO TITLED PARKING STALLS – one heated underground and one above ground – ensuring ample parking for you and your guests. A dedicated storage unit in the parkade provides extra space for your belongings. Location is everything, and this unit delivers! Enjoy easy access to Stoney Trail, Deerfoot Trail, and 52nd Street SE, making your commute a breeze. You're also just moments away from the South Health Campus hospital, a variety of shopping options, and numerous other amenities. This is more than just a condo; it's a lifestyle. Don't miss your chance to own this remarkable property!