

**4406, 755 Copperpond Boulevard SE  
 Calgary, Alberta**

**MLS # A2249498**



**\$299,900**

|                  |                                                                                |               |                   |
|------------------|--------------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                                                                    |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)                                             |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit                                                    |               |                   |
| <b>Size:</b>     | 802 sq.ft.                                                                     | <b>Age:</b>   | 2014 (11 yrs old) |
| <b>Beds:</b>     | 2                                                                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | 220 Volt Wiring, Guest, Parkade, Paved, Plug-In, See Remarks, Stall, Titled, U |               |                   |
| <b>Lot Size:</b> | -                                                                              |               |                   |
| <b>Lot Feat:</b> | -                                                                              |               |                   |

|                    |                                                                                                                                                                                  |                   |        |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                                                                                                           | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                                                                                                                                           | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt                                                                                                                                                                          | <b>Condo Fee:</b> | \$ 575 |
| <b>Basement:</b>   | -                                                                                                                                                                                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                                                                                                                                  | <b>Zoning:</b>    | M-X1   |
| <b>Foundation:</b> | -                                                                                                                                                                                | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s) |                   |        |
| <b>Inclusions:</b> | Murphy Bed, Closet Organizers                                                                                                                                                    |                   |        |

Welcome Home! Elevate your lifestyle in this top-floor condo in the vibrant community of Copperfield, offering 2 bedrooms, 2 bathrooms, and the rare convenience of two titled parking stalls. Designed with a sought-after double-primary layout, both bedrooms are generously sized with walk-through closets and full ensuites, making the floor plan ideal for privacy and flexibility. The open-concept kitchen is a highlight, featuring an extended island with extra storage, stone countertops throughout, ample cabinetry, and a pantry. A built-in Murphy bed in the second bedroom adds even more versatility, while hardwood floors and air conditioning bring both comfort and style. Step outside to your private north-facing balcony, the perfect retreat at the end of the day. In a market with growing condo selection, this unit truly stands out thanks to its rare combination of top-floor living, air conditioning, premium finishes, thoughtful storage solutions, and two titled parking stalls. Monthly condo fees also include heat, water, and sewer, leaving only Enmax and internet as your responsibility for added peace of mind. Perfectly situated within walking distance to parks, pathways, playgrounds, shopping, restaurants, and just minutes to South Health Campus, Copperfield also offers easy commuting with direct bus routes connecting you to the rest of the city. With its elevated features and unbeatable value, this is a condo you won't want to miss.