

**6206, 755 Copperpond Boulevard SE**  
**Calgary, Alberta**

**MLS # A2250929**



**\$299,000**

<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>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** A/C condenser unit on balcony and wall unit inside

WOW WOW WOW! A \$20,000 PRICE REDUCTION! YOU HAD BETTER BOOK YOUR SHOWING NOW! Welcome to Copperfield!&nbsp;This Exceptional and Affordable condo offers Amazing Value for first-time buyers, downsizers, or investors looking to grow their real estate portfolio. Tucked away on the quiet East side of the building, this bright and spacious residence features over 800 sq. ft. of relaxed living space. The open-concept kitchen and living area seamlessly flow together while large windows fill the home with natural light. The well-appointed kitchen is designed for both style and function with an abundance of rich cabinetry, sleek granite countertops, stainless-steel appliances, and island seating for 3. The inviting living room extends to the tranquil balcony overlooking a lovely green space.&nbsp;A thoughtful layout separates the two generously sized bedrooms, providing privacy for family members, guests, or roommates. The large primary bedroom features a walk-through closet and a 4-pc. ensuite with a granite-top vanity while the sunny secondary bedroom offers a nice-sized closet and is perfect for use as a guest room, home office, or gym. Other value-added features of this terrific property include 1) Air Conditioning, 2) Laminate Floors, 3) In-suite Laundry, 4) Titled Underground Parking, 5) Additional Storage and 6) Newer Fridge and Dishwasher - 2023. Close to parks, pathways, schools, shopping, and restaurants, this well-priced condo is a fantastic opportunity to get into the Copperfield community and enjoy both comfort and convenience at a great value. \*AND as a SPECIAL BONUS, the unit will be freshly painted before possession making all that&rsquo;s left to do is to move in and enjoy! Amazing!