

**1204, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2316687



\$215,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	473 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Soaking Tub, Storage		

Inclusions: N/A

Comfortable, functional, and ideally located in the heart of Copperfield, this well-designed 1 bedroom, 1 bathroom condo offers an excellent opportunity for first-time buyers, downsizers, or investors alike. Featuring 9' ceilings and an open-concept layout, the space feels inviting and practical with a warm, contemporary feel throughout. The south-facing covered balcony provides a quiet outdoor retreat to enjoy throughout the day, with enough room for lounging or summer BBQs. Laminate flooring runs through the main living area, while the kitchen is equipped with dark cabinetry, granite countertops, and a black and stainless steel appliance package that blends style with everyday convenience. The spacious primary bedroom features double pocket doors, adding flexibility and character to the layout. A well-appointed 4-piece bathroom includes a granite vanity and a deep tub/shower combination, while in-suite laundry adds to the home's overall functionality. This unit also comes complete with a titled parking stall and an assigned storage locker, offering valuable extra storage and convenience. Low condo fees help keep monthly costs manageable, making this home an attractive alternative to renting or a solid addition to an investment portfolio. Situated in the desirable community of Copperfield, you'll enjoy easy access to nearby shopping, restaurants, parks, and everyday amenities. Just steps away are walking paths, green spaces, playgrounds, and a dog run, making it easy to enjoy the outdoors and stay connected to the community. Combining affordability, comfort, and a fantastic location, this condo is a great opportunity to enjoy easy, low-maintenance living in southeast Calgary.