

1115, 755 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2318412



\$213,800

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	589 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Tile, Vinyl Plank		
Roof:	Asphalt Shingle		
Basement:	-		
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Granite Counters, Open Floorplan		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 409		
LLD:	-		
Zoning:	M-X1		
Utilities:	-		

Inclusions: N/A

Welcome to this stylish, move-in ready 1-bedroom condo — a bright, contemporary space designed for comfort, convenience, and low-maintenance living. With summer just around the corner, the BUILT-IN WALL MOUNTED AC unit is an absolute must, keeping the entire space cool and comfortable during the warmest months. Step inside to an open-concept layout featuring LUXURY VINYL PLANK FLOORING, soaring ceilings, and sun-filled windows that create an inviting sense of space. The modern kitchen is beautifully appointed with rich espresso cabinetry, granite countertops, mosaic tile backsplash, and a full suite of stainless steel appliances including a fridge, stove, built-in microwave, and dishwasher. A thoughtfully designed built-in desk nook adds the perfect work-from-home solution without sacrificing style or space. The generous living and dining area is anchored by a sparkling crystal chandelier and opens directly onto your private balcony — ideal for morning coffee or unwinding in the evening. The spacious bedroom offers plush carpeting, a large window overlooking mature, leafy trees, and direct access to a beautifully designed walk-through closet featuring an upgraded built-in organizer with custom shelving, drawers, and optimized hanging space. This thoughtful upgrade maximizes storage while adding a touch of luxury. The closet flows seamlessly into the clean and well-maintained 4-piece bathroom, creating a functional and private retreat. Additional perks include a titled parking stall and a dedicated storage locker located on the parkade level. The well-managed building features a welcoming lobby, visitor parking, and beautifully landscaped green space. A lovely park sits directly across the street, offering even more outdoor space to enjoy. Pet-friendly with board approval, the location provides quick access to pathways, schools, shopping,

and major routes including Deerfoot and Stoney Trail. Whether you're a first-time buyer, a young professional seeking a lock-and-leave lifestyle, or an investor looking for a turnkey opportunity, this condo delivers exceptional value. Book your private showing today and experience it for yourself.