

1315, 755 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2330416



\$208,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	590 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 409
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home		

Inclusions: N/A

Fantastic third-floor end unit offering exceptional space, functionality, and value! This bright one-bedroom, one-bathroom condo features brand-new luxury vinyl plank flooring throughout, a spacious walk-through closet leading to the full bathroom, and a full-sized in-suite washer and dryer. The well-appointed kitchen offers abundant cabinetry, including additional pantry/storage cabinets beside the refrigerator, along with a functional eating bar that's perfect for casual dining or entertaining. The thoughtfully designed open-concept layout includes a built-in desk, providing an ideal work-from-home space, while comfortably accommodating both a full dining area and a spacious living room. Step outside to your west-facing balcony, complete with a natural gas BBQ hookup and peaceful views overlooking the adjacent green space—an ideal spot to relax and enjoy the evening sun. Additional features include a titled parking stall, an assigned storage locker, and a pet-friendly complex (with board approval), making this home an excellent choice for pet owners. Located in the vibrant community of Copperfield, you'll enjoy easy access to public transit, schools, parks, pathways, restaurants, and extensive shopping, including the amenities along 130th Avenue. The South Health Campus is just minutes away, and commuting is a breeze with quick access to Stoney Trail, 52 Street, 114 Avenue, and Highway 22X. Whether you're a first-time buyer, downsizer, or investor, this move-in-ready home offers outstanding value. Don't miss your opportunity to make it yours!