

2114, 755 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2343559



\$259,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Separate Entrance, Storage		

Inclusions: None

INCREDIBLE VALUE IN COPPERFIELD – 912 SQ. FT. CORNER UNIT + 3 MONTHS OF CONDO FEES PAID & CONDO DOC REVIEW! More space, more savings and an unbeatable opportunity! This impressive 912 sq. ft. main-floor CORNER UNIT is currently the LOWEST-PRICED 900 sq. ft CONDO in COPPERFIELD! Featuring 2 bedrooms, 2 bathrooms and one of the largest floor plans in the complex, this home offers exceptional space and value. BONUS: SELLER WILL PAY 3 MONTHS of CONDO FEES PLUS the COST of a CONDO DOCUMENT REVIEW with CondoScan! Step inside to discover a bright private large entry way to the beautifully designed open-concept layout with generous room sizes, wide-plank laminate flooring and expansive windows that fill the home with natural light. The stylish large kitchen impresses with granite countertops, stainless steel appliances, abundant cabinetry and a spacious centre island with seating, flowing seamlessly into the generous living and dining areas. The thoughtfully designed layout offers excellent privacy with bedrooms positioned apart. The primary suite features a walk-through closet and private 3-piece ensuite, while the second bedroom and full 4-piece bathroom provide flexibility for guests, a roommate or home office. In-suite laundry and plenty of storage add everyday convenience. Enjoy your PRIVATE GROUND-FLOOR PATIO overlooking the peaceful courtyard, perfect for morning coffee or relaxing outdoors. Visitor parking is conveniently located DIRECTLY IN FRONT OF THE UNIT, making visits from friends and family a breeze! This pet-friendly building also includes a TITLED UNDERGROUND PARKING STALL AND ADDITIONAL SECURE STORAGE. Located in the heart of Copperfield, you're surrounded by parks, pathways, ponds and playgrounds, with shopping, restaurants, transit and Stoney

Trail just minutes away. BIG ON SPACE, BIG ON VALUE & BIG ON SAVINGS! Whether you're a first-time buyer, downsizer or looking for low-maintenance living, this standout corner unit delivers the space, comfort and convenience you've been searching for. With 3 months of condo fees paid and a seller-paid condo document review, this is an opportunity you won't want to miss!