

4303, 755 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2346681



\$185,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	474 sq.ft.	Age:	2013 (13 yrs old)
Beds:	1	Baths:	1
Garage:	Guest, Outside, Paved, Plug-In, Stall, Titled		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Storage		

Inclusions: 2 fobs

Welcome to this well-maintained 1-bedroom, 1-bathroom condo offering a bright, functional layout and excellent use of its 490 sq. ft. of living space. Built in 2014 and thoughtfully cared for, this inviting unit is an ideal opportunity for a first-time buyer, downsizer or investor. The open-concept living area is filled with natural light and flows seamlessly into the functional kitchen, complete with a full appliance package including refrigerator, stove, dishwasher and microwave. Step outside onto your private balcony, providing additional space to relax and enjoy the warmer months. The unit includes a separately titled surface parking stall conveniently located near the building, along with an assigned storage locker for valuable additional storage. A well-kept, low-maintenance condo with parking, storage and a smart layout - ready for its next owner.