

**3410, 755 Copperpond Boulevard SE**  
**Calgary, Alberta**

**MLS # A2206450**



**\$349,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 438
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Stylish living meets modern convenience in this TOP FLOOR single level unit in the highly SOUGHT AFTER COPPERFIELD area! Find all the luxuries of a newer building such as CENTRAL AC, GRANITE countertops, vinyl flooring, lot of cabinet space and upgraded STAINLESS STEEL appliances with contemporary accent walls and 9 foot ceilings. This is a beautiful 2 bedrooms and 2 bathrooms unit, that is sure to be a great home for buyer. Also with TWO TITLED UNDERGROUND PARKING. The front facing, spacious top floor balcony looks over a gorgeous green belt and the rotary walkway which circles the entire city! close to the area's namesake copper pond, playgrounds, basketball courts, ice skating rink, tennis courts, community gardens, shopping and easy commuting to 130th shopping center , and 7 minutes from South Health Campus, and with easy access to Stoney Trail and Deerfoot. This unit has it all!