



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4201, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2303831



\$310,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	900 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 494
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: N/A

Welcome to this beautifully updated corner unit in the highly sought-after community of Copperfield—a perfect blend of modern style, comfort, and everyday convenience. Extensively renovated in 2023, this home immediately stands out with its fresh, contemporary feel. You’ll notice the stylish new flooring underfoot, a fresh coat of paint in a modern palette, and updated cabinetry in both the kitchen and bathroom that adds a clean, polished look. Thoughtfully selected lighting throughout the unit enhances the space, creating a bright and welcoming atmosphere from the moment you walk in. The kitchen is truly the heart of this home. It has been smartly extended to include an oversized island that not only offers generous prep space but also serves as a natural gathering spot for friends and family. Whether you’re hosting or just enjoying a quiet night in, this space is designed to work for you. The newer appliances, all approximately one year old, add both style and peace of mind. Step outside onto your private balcony, complete with a built-in gas line—perfect for effortless summer BBQs and relaxing evenings outdoors. Practicality meets flexibility with underground parking and the option to rent an additional parking stall if needed, making this home adaptable to your lifestyle. Whether you’re a first-time buyer, looking to downsize, or seeking a solid investment opportunity, this move-in-ready unit offers exceptional value in a vibrant, family-friendly community.