



GRASSROOTS
REALTY GROUP

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2114, 755 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2317553



\$307,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	912 sq.ft.	Age:	2014 (12 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

Welcome to this exceptional ground-floor corner unit, featuring one of the largest and most desirable floor plans in the complex. Offering the perfect blend of modern style and functional living, this spacious 912-square-foot condo is flooded with natural light from expansive NE facing windows and peaceful courtyard views. Stepping into the generous foyer, you are greeted by wide-plank laminate flooring that stretches seamlessly throughout the main living areas. The chef-inspired kitchen features elegant granite countertops, stainless steel appliances, and a central island that naturally flows into the bright dining and living room, creating an ideal layout for both daily relaxation and effortless entertaining. The thoughtful floor plan places a premium on privacy and comfort. The spacious primary suite serves as a private retreat, complete with a walk-through closet leading to a contemporary three-piece ensuite. A well-sized second bedroom is situated steps from the main four-piece bathroom, making it a versatile space for guests, roommates, or a dedicated home office. Rounding out the interior features are convenient in-suite laundry and an abundance of integrated storage space. Outside, enjoy your private ground-floor patio, the perfect spot to relax and unwind. Adding to the convenience, visitor parking is located directly outside the patio door, making it easy for guests to stop by. This pet-friendly building offers peace of mind and convenience with a secure, titled parking stall and additional secure storage to handle all your seasonal gear. Located in a highly desirable, family-friendly neighborhood, residents enjoy immediate access to scenic parks, walking paths, tranquil ponds, playgrounds, and local schools. With shopping, transit, and major commuter routes like Stoney Trail just minutes away, this move-in-ready property delivers unparalleled convenience. Whether

you are a first-time homebuyer looking to enter the market, a downsizer seeking single-level comfort, or an investor searching for a turnkey asset, this property represents an incredible opportunity to secure a premium home in a thriving community. Book Your Showing today!