



GRASSROOTS
REALTY GROUP

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3312, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2317786



\$319,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	915 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Electric	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 505
Basement:	-	LLD:	-
Exterior:	Brick	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: TV+TV mounts in primary bedroom, closet/cabinet at front entrance

AMAZING LOCATION SE FACING HUGE CORNER UNIT! This BEAUTIFUL condo has one of the largest floorplans in the building with lots of windows allowing for plenty of natural light to flow through . This 2 bedroom, 2 bathroom unit features an OPEN CONCEPT layout with upgraded finishes. The Spacious kitchen features and ISLAND, plenty of cabinets and lots of prep space and awesome that you have a window over your kitchen sink making entertaining so much fun! There's also a large dining area and living room with patio doors that lead you to your BALCONY. The flooring is Engineered hardwood throughout the main living areas, with cozy carpeting in the bedrooms, which are conveniently located on opposite sides of the unit for added privacy. The primary bedroom features a walk-in closet and a full ENSUITE. There's also INSUITE laundry and storage. Enjoy UNDERGROUND HEATED PARKING and storage cage. This pet-friendly building is ideally located just steps from all amenities, with schools, shopping, and major access routes nearby. The condo fees are affordable and there is ample visitor parking for your guests. Don't miss out on this amazing opportunity to own a well-maintained CORNER unit in a highly desirable location!