



GRASSROOTS
REALTY GROUP

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5209, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2322140



\$269,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	773 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 423
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	Microwave (As is)		

Welcome to this well-maintained 2-bedroom, 2-bathroom condo in the desirable community of Copperfield, featuring heated underground Titled parking with an assigned storage locker, an East-facing covered balcony with gas hookup, and a bright open-concept layout with 773 sq.ft. living space. Step inside and be welcomed by the spacious Living Room filled with natural light from the large window and Patio Door leading to the covered Balcony—perfect for enjoying your morning coffee or summer BBQs. The open-concept Living Room flows seamlessly into the Dining Area and well-appointed Kitchen, creating an inviting space for everyday living and entertaining. The Kitchen features Granite Countertops, a Centre Island with seating, Stainless Steel Refrigerator and Dishwasher, ample cabinetry, and generous counter space. Vinyl plank flooring throughout the Kitchen and Dining Area adds both style and durability. The Primary Bedroom offers a comfortable retreat complete with a Walk-In Closet and private 3-piece Ensuite featuring Granite countertops. The second Bedroom is conveniently located across from the 4-piece Bathroom, making it ideal for guests, family members, roommates, or a Home Office setup. Additional highlights include In-Suite Laundry, heated underground Titled parking, and a separate assigned storage locker conveniently located near the parking stall. Condo fees include heat and water, offering excellent value and convenience. The functional layout provides excellent separation between the bedrooms while maximizing the living space throughout the home. Located close to parks, playgrounds, walking paths, schools, shopping, restaurants, transit, and major routes including Stoney Trail and Deerfoot Trail, this home offers the perfect combination of comfort and convenience. An excellent opportunity for first-time buyers, downsizers, or

investors looking for a move-in ready property in a vibrant SE Calgary community.