



GRASSROOTS
REALTY GROUP

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5309, 755 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2324883



\$310,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	911 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 604
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this exceptional corner end unit, offering 910 sq. ft. of thoughtfully designed living space and one of the largest and most desirable floor plans in the building. Proudly owned by the original owner, this meticulously maintained home showcases quality upgrades throughout and enjoys beautiful views overlooking the park with the Rocky Mountains as your backdrop. The bright, open concept layout is enhanced by additional end-unit windows, filling the home with natural light. The stylish kitchen is equipped with granite countertops, stainless steel appliances, ample cabinetry, and a large island that overlooks the spacious dining and living areas creating the perfect setting for both entertaining and everyday living. Additional features include a heated titled underground parking stall, secure storage locker, and a pet-friendly building. Ideally located just steps from parks, ponds, playgrounds, and walking pathways, with schools, shopping, restaurants, South Health Campus, Gyms, and the amenities of 130th Avenue all just minutes away. Quick access to Stoney Trail and Deerfoot Trail makes commuting effortless.