



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4302, 755 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2326970



\$269,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	710 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 479
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this stylish 710 sq. ft. two-bedroom, one-bathroom condo in Copperfield Park. Thoughtfully designed for comfortable everyday living, this bright, open-concept home features air conditioning and upgraded vinyl plank flooring throughout. The spacious kitchen is equipped with granite countertops, ample pantry storage, over-the-sink cabinetry, a double undermount sink, garburator, and modern stainless-steel appliances. The generous living area offers plenty of flexibility for separate dining, entertaining, and home-office spaces. An oversized window and French sliding doors fill the room with natural light and provide access to a private patio overlooking green space, complete with a gas line for your BBQ. The primary bedroom features a large window and walk-in closet. A well-sized second bedroom is located steps from the main four-piece bathroom, making it ideal for guests, a roommate, or a dedicated home office. Additional highlights include upgraded bathroom mirrors and convenient in-suite laundry with a Maytag washer and dryer. Ideally located, this unit offers easy access to the underground parkade, where you'll find a titled parking stall and storage cage. With a park across the street, ample street and visitor parking, and quick access to Stoney Trail and Deerfoot Trail, this home provides exceptional convenience. Enjoy nearby shopping, dining, and services along 130th Avenue, at High Street in McKenzie Towne, and throughout Mahogany. This move-in-ready condo is a fantastic opportunity to enjoy comfortable, low-maintenance living in the welcoming community of Copperfield.