



GRASSROOTS
REALTY GROUP

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**5206, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2329905



\$270,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Investor Alert! Cash-Flowing Opportunity with Long-Term Tenant – Or the Perfect Future Home! Welcome to this beautifully updated 2-bedroom, 2-bathroom condo in the sought-after community of Copperfield, an exceptional opportunity for savvy investors or buyers planning ahead. Tenant occupied with a lease secured until the end of February 2027, this property provides immediate rental income from day one, making it a true turnkey investment. Positioned on the quiet courtyard side of the building, this bright second-floor unit offers privacy, peaceful views, and a highly desirable layout. Featuring over 800 sq. ft. of thoughtfully designed living space, both spacious bedrooms include their own private ensuite bathrooms, a premium floor plan that's ideal for roommates, professionals, couples, or guests, helping maximize rental demand and minimize vacancy. Beautifully refreshed throughout, you'll appreciate: Newer luxury vinyl plank flooring Newer plush bedroom carpeting Granite countertops Stainless steel appliances New microwave hood fan Open-concept living and dining area Convenient in-suite front-load laundry What truly sets this property apart: Two titled parking stalls – a rare and valuable feature that significantly increases appeal and rental potential. The Heated underground parking conveniently located near the entrance. While the out door stall is spacious for trucks or larger vehicles. Only one neighbouring unit, close to the stairwell for this Pet Friendly unit, offering additional privacy. Private courtyard-facing balcony for quiet morning coffees or evening relaxation. Professionally managed condominium with solar-assisted common systems, helping improve long-term operating efficiency and keep condo fees competitive. Located in one of Calgary's fastest-growing southeast communities, you're just minutes from

130th South Trail shopping, restaurants, schools, parks, walking pathways, transit, South Health Campus, and major commuter routes. Whether you're looking to expand your investment portfolio with an income-producing property or secure an affordable home today with the option to move in later, this is a rare opportunity that checks every box. Turnkey. Updated. Income-producing. Two titled parking stalls. Prime Copperfield location. Opportunities like this don't last long!