

1311, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2232021



\$319,900

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|-----------|---|--------|-------------------|
| Division: | Copperfield | | |
| Type: | Residential/Low Rise (2-4 stories) | | |
| Style: | Apartment-Single Level Unit | | |
| Size: | 808 sq.ft. | Age: | 2012 (13 yrs old) |
| Beds: | 2 | Baths: | 2 |
| Garage: | Heated Garage, Parkade, Plug-In, Stall, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|-------------|-----------------------------------|------------|--------|
| Heating: | Baseboard, Hot Water, Natural Gas | Water: | - |
| Floors: | Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 449 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-2 |
| Foundation: | - | Utilities: | - |
| Features: | No Animal Home, No Smoking Home | | |

Inclusions: None

Modern Comfort & Convenience!! Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo located on the 3rd floor of a quiet, well-managed building in the heart of COPPERFIELD. 2 TITLED PARKING STALLS. This bright and inviting unit features Southeast exposure, allowing for abundant natural light throughout the day. Recently updated in 2023, including a new vinyl plank flooring, fresh paint, and refinished kitchen cabinet doors, giving it an inviting and modern feel. The open-concept layout includes a spacious living room with patio doors, leading on to a covered balcony with a gas BBQ hookup & perfect for your outdoor enjoyment. The kitchen is equipped with soft-close cabinetry, a tiled backsplash, pantry, and black appliances, offering both style and functionality. The two bedrooms are thoughtfully separated by the living room for enhanced privacy. The primary suite features a walk-through closet leading to a private 4-piece ensuite. The second bedroom is generously sized and located next to the second full 4-piece bathroom, making it ideal for guests, a home office, or a hobby room. Convenient in suite laundry/stacked washer & dryer. This fantastic unit comes with 2 titled parking stalls-one underground heated parking & one outdoor surface stall and storage locker. Quiet location, close to parks, schools, playground, transportation, restaurants, 130 Ave SE/Shopping center and South Health Campus Hospital. Easy access to Deerfoot Trail and Stoney Trail. Call for your private viewing!