



**GRASSROOTS**  
REALTY GROUP

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**6411, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2218475**



**\$320,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home		

**Inclusions:** N/A

This top-floor, west-facing condo offers stunning, unobstructed views of the mountains and park! Enjoy the peace and privacy of having no upstairs neighbors in this bright and spacious 2-bedroom, 2-bathroom unit, featuring 770 sq ft of open-concept living with 9-ft ceilings and AIR CONDITIONING!! The modern kitchen boasts granite countertops and seamlessly flows into the living and dining areas, kept cool with a built-in A/C unit. Large picture windows and patio doors flood the space with natural light and lead to your own private balcony&mdash;perfect for relaxing and enjoying the sunset. Both generously sized bedrooms feature upgraded Hunter ceiling fans, with the primary bedroom offering a walk-through closet and a 4-piece ensuite. Enjoy the added convenience of in-suite laundry. Your TITLED underground parking stall is ideally located just steps from the elevator and includes a storage locker right in front. (Tax on Titled Parking stall is \$61/ Year) Condo fees include heat and electricity for added value. Top-floor, west-facing units like this are rare&mdash;don't miss your opportunity to call this one home. Book your showing today!