



GRASSROOTS
REALTY GROUP

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1311, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2232021



\$319,900

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!