



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

3208, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2236646



\$324,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	806 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Concrete, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan, Walk-In Closet(s)		

Inclusions: Kitchen island can stay or go

Discover the perfect blend of comfort, functionality, and location in this well-appointed 804 sq ft apartment—one of the few 3-bedroom units available in the area! Whether you're a growing family looking for affordable space or an investor seeking a highly rentable property, this home checks all the boxes. Tucked away in a quiet yet convenient location, this unit is just steps from scenic walking paths, parks, schools, and everyday shopping essentials. Inside, you'll find a bright, open-concept layout with durable vinyl flooring throughout the main living areas. The rare 3-bedroom configuration offers flexibility for families, roommates, or even a dedicated home office. Two full bathrooms—including a private ensuite in the primary bedroom—ensure convenience and privacy for all. The modern kitchen flows effortlessly into the living and dining space, while a sunny south-facing balcony provides the perfect spot to relax or entertain, complete with a gas BBQ hookup for year-round grilling. You'll also appreciate the added value of in-suite laundry, an assigned storage locker, and TWO titled parking stalls—one underground and one surface stall, ideal for multi-vehicle households or guests. Condo fees include all utilities except electricity, making budgeting straightforward and predictable. Whether you're looking for a place to call home or a turn-key rental property with strong income potential, this rare 3-bedroom gem offers unbeatable versatility and value.