



**GRASSROOTS**  
REALTY GROUP

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1307, 755 Copperpond Boulevard SE  
Calgary, Alberta

MLS # A2245375



**\$275,000**

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	733 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	-	Condo Fee:	\$ 523
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

**Inclusions:** Window Coverings

Located on the 3rd floor this corner unit offers tons of natural light. Freshly updated with engineered hardwood floors and new carpets. Peninsula style counter offers sit down eating area as well as granite top. Stainless appliances, microwave/hood-fan combination unit and a built in dishwasher. Knockdown ceilings throughout, in suite laundry with full size washer and dryer. Two bedrooms two bath with a 3 piece en-suite. Large Balcony with gas hook up. Includes 1 titled underground stall with storage. Plenty of visitors parking is available for your guests, building is across the street from green space and pond, easy access onto Stoney or 52nd st, close to the new South Help campus. This unit is priced to sell!