



GRASSROOTS
REALTY GROUP

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**6315, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2249579



\$247,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	592 sq.ft.	Age:	2016 (9 yrs old)
Beds:	1	Baths:	1
Garage:	Outside, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 413
Basement:	-	LLD:	-
Exterior:	Mixed	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Walk-In Closet(s)		

Inclusions: Gas BBQ, Curtain Rods, Shelves, Ceiling Fan

Step inside to an open-concept living area featuring laminate flooring, granite countertops, stylish white cabinetry, and matching black appliances. The bedroom has brand-new carpet and offers a generous walkthrough closet that connects directly to the 4-piece bathroom. Enjoy your private balcony overlooking the peaceful courtyard, complete with a community firepit and mountain views on a clear day. A gas line and BBQ are included, making it perfect for outdoor entertaining. Additional conveniences include in-suite laundry with a stackable washer/dryer and a handy coat closet/extra storage. This unit also comes with a titled outdoor parking stall and an assigned storage locker for extra space. Solar panels were recently installed in the complex, helping to reduce overall energy cost and improve sustainability. This is a PET FRIENDLY complex (with board approval)! The Copperfield community offers direct access to pathways, green spaces, schools, shopping, and quick access to Deerfoot and Stoney Trail. This home is a fantastic opportunity for a first-time buyer, downsizer, or investor!