



GRASSROOTS
REALTY GROUP

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3303, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2253591



\$238,459

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	576 sq.ft.	Age:	2013 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 328
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, No Smoking Home, Open Floorplan, Storage		

Inclusions: Wall Mounted Shelves, Living room blinds

Welcome to this bright and inviting 1 bedroom PLUS Den condo offering a thoughtful layout and all the essentials for modern living. The unique open-concept layout offers a kitchen that is finished with stainless steel appliances, plenty of cabinetry, and a convenient breakfast bar that overlooks the spacious living room. Large patio doors lead to your private balcony, where you can enjoy quiet mornings or unwind in the evening over looking the pond. The home features a good sized primary bedroom and a spacious den that offers plenty of options for a home office, gym space or guests. A 4-piece bathroom, in-suite washer and dryer, and ample closet space round out the space. A titled surface parking stall and assigned storage unit in the parkade add extra convenience for you. What truly sets this condo apart is the welcoming community feel —you will love the peaceful setting, great neighbours, and relaxing atmosphere that make this home more than just a place to live. With its prime location close to amenities, green spaces, and easy commuting routes, this condo is an ideal choice for first-time buyers, downsizers, or investors. Don't miss your chance to see this one today.