



**GRASSROOTS**  
REALTY GROUP

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6306, 755 Copperpond Boulevard SE  
Calgary, Alberta

MLS # A2257160



**\$324,900**

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	800 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan		

Inclusions:	N/A
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This third-floor apartment in the desirable community of Copperfield offers a bright and functional open floor plan. The modern kitchen provides plenty of style and workspace, flowing easily into the main living area. There are two bedrooms and two bathrooms, including a primary suite complete with a four-piece ensuite. The second bathroom is designed with convenience in mind, housing the in-suite laundry. An east-facing balcony extends the living space outdoors, offering a spot to enjoy morning sun. The home includes a titled underground parking stall with a storage cage conveniently located right in front of it. The building is set across the street from a park and playground, while schools, shopping, and restaurants are just a short drive away. Transit runs right in front of the building, making commuting simple and accessible.