



GRASSROOTS
REALTY GROUP

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**2202, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2257895



\$259,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	712 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 480
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: None

FORGET RENTING and enjoy the benefits of homeownership in this bright & inviting condo that has a floorplan rarely available to buy! The open concept great room, spacious, well appointed kitchen and large west-facing balcony with a gas BBQ hook-up are perfect for relaxing or entertaining. Both bedrooms are spacious and have walk-in closets. Additional conveniences include in-suite laundry and an assigned storage locker. And with underground parking, there's no more scraping windows or warming up your car in the winter. Ideally situated in the inner courtyard, this home provides a quiet setting away from the noise of Stoney Trail & Copperpond Blvd and from having a parking lot for your view. Copperfield Park II is a pet-friendly community known for its low condo fees, which include most utilities and lots of visitor parking. Enjoy being close to pathways, parks, shopping, dining & entertainment and with quick access to Stoney, Deerfoot, and the 130th Ave Shopping District, commuting and daily errands are a breeze. Don't miss this opportunity! Book your showing today!