



**1303, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2275543**



**\$219,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	555 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 316
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Kitchen Island, No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

**Inclusions:** N/A

~~ Price REDUCED ~~ EMBRACE THE OPPORTUNITY to TRANSFORM this CONTEMPORARY "" 2 BEDROOM CONDO "" into YOUR OWN, located in the VIBRANT and HIGHLY SOUGHT-AFTER COMMUNITY of COPPERFIELD. Featuring an INVITING OPEN-CONCEPT FLOOR PLAN, this home is FILLED with an ABUNDANCE of NATURAL LIGHT STREAMING through LARGE WINDOWS, creating a WARM and MODERN ATMOSPHERE THROUGHOUT. The STYLISH KITCHEN is EQUIPPED with STAINLESS STEEL APPLIANCES, MAPLE MODERN CABINETRY, and GENEROUS COUNTER SPACE PERFECT for COOKING, ENTERTAINING, and EVERYDAY LIVING. The SPACIOUS PRIMARY BEDROOM Offers a PEACEFUL RETREAT with a LARGE CLOSET, while the Second Bedroom is generously sized and provides EXCELLENT FLEXIBILITY as a GUEST ROOM, HOME OFFICE, or BONUS SPACE. A FOUR-PIECE Bathroom with a full tub-shower combination ADDS EVERYDAY COMFORT and FUNCTIONALITY. LAMINATE FLOORING FLOWS SEAMLESSLY THROUGHOUT, Complementing the HOME'S CONTEMPORARY DESIGN. Step outside onto your " PRIVATE BALCONY " an IDEAL SPACE for SUMMER LOUNGING, MORNING COFFEE, or MEMORABLE BARBECUES. Enjoy the CONVENIENCE of URBAN LIVING, with a TITLED PARKING " Stall # 55 " and an INDOOR STORAGE INCLUDED as VALUABLE BONUSES. Located just a SHORT STROLL from SHOPS, RESTAURANTS, SCHOOLS, Public Transportation, and MORE, this condo OFFERS both COMFORT and CONVENIENCE. Don't Miss your chance to EXPERIENCE THIS INSPIRING LIVING ENVIRONMENT. BOOK your PRIVATE SHOWING TODAY and bring your offers Before it's Gone !!!