



**GRASSROOTS**  
REALTY GROUP

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**5415, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2276901**



**\$239,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	590 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Additional Parking, Assigned, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 431
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Elevator, Granite Counters, High Ceilings, Open Floorplan, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** Built-In Shelf in bathroom

Rare top-floor unit with a sunny south balcony, amazing park & mountain views, AC and 2 titled parking spots! Step into this beautiful unit & enjoy your spacious kitchen with modern lighting, full-height “upper white cabinetry, granite countertops, and stainless-steel kitchen appliances which includes a new sleek Microwave Hood-Fan. The living room features an open concept layout with “ceilings throughout & large windows that fill the space with natural light. Step onto your private, sunny south facing balcony with amazing mountain & park views, along with a gas BBQ hookup. The large Primary bedroom includes a spacious walk-through closet leading to a 4-pce bathroom featuring a large soaker tub & shower, a generous cabinet for storage with granite countertop & undermount sink. This unit also includes a new In-Suite full size Washer & Dryer, a spacious walk-in coat & storage closet with an additional dedicated storage space near your parking stall in the underground Parkade. This is a pet-friendly building in a quiet, convenient location. Close to parks, schools, shopping, and with easy access to Stoney Trail and Deerfoot. This home offers both lifestyle and practicality in one beautiful package, so don’t miss your opportunity and book your showing today!