



**5206, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2286530



\$285,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-X1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: None

Tenant-occupied and income-producing, this 2-bedroom, 2-bathroom condo in Copperfield offers immediate cash flow with a lease in place through to end of February 2027. Situated on the quiet side of the building, this second-floor, courtyard-facing unit is designed for long-term tenant appeal. The functional layout features two large bedrooms, each with its own ensuite—an ideal setup for shared living and reduced vacancy risk. Recent updates include brand-new luxury vinyl plank flooring, new bedroom carpet, granite countertops, and stainless steel appliances, including a new microwave hood fan. The open-concept design (just over 800 sq. ft.) is both practical and attractive to renters. Key investor advantages: TWO titled parking stalls (rare, increases rental desirability) Underground parking near entry (tenant convenience) Private positioning (only one adjacent unit) Courtyard-facing balcony with direct access to outdoor space In-suite laundry (front-loading) The professionally managed building includes solar-assisted common systems, helping control condo fees and improve long-term operating efficiency. Located close to shopping, dining, medical services, parks, and transit, this is a low-maintenance asset in a high-demand rental corridor.