



**1403, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2287814**



**\$160,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	474 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters		

**Inclusions:** None

Incredible opportunity! This sunny and bright top floor apartment (no neighbours above) with 9-foot ceilings has a huge south facing patio with unobstructed views including stunning mountain views to the West. The new owner will enjoy brand new updates including new flooring (LVP in living area + carpet in bedroom), new lighting and paint through the entire unit including ceilings, gorgeous new stainless steel sink and faucet in the kitchen. More features include ensuite laundry, granite counters, higher ceilings, double pocket doors to the bedroom, a nook for a desk or more storage and a nice tub and shower combo in the bathroom. Inside the unit you will find two large closets for coats and clothes plus an additional assigned underground storage room. Park in your titled parking stall with plug-ins and enjoy a wonderful lifestyle in this quiet community with close access to ponds, walking paths, parks (just across the street), New Brighton Athletic Park, playgrounds and schools. Incredible amenities are nearby including shopping, restaurants, medical offices, and quick access to the ring road and Deerfoot Trail. Opportunities like this don't come to market often in Calgary!