



**3206, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2292473



\$265,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	799 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 551
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Granite Counters, Open Floorplan, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome home to Unit 3206 at 755 Copperpond Boulevard SE in the heart of Copperfield. This bright 2 bedroom, 2 bathroom apartment features an open layout with large windows overlooking the courtyard that bring in plenty of natural light. The spacious primary bedroom includes a walk through closet and a private 4 piece ensuite. On the opposite side of the unit, the second bedroom is thoughtfully positioned for privacy and also offers a walk through closet with easy access to the main bathroom. The kitchen is equipped with stainless steel appliances, granite countertops and modern fixtures, creating a great space for cooking and entertaining. The living room is warm and inviting with a corner fireplace that makes for a comfortable place to relax. Step outside to the large south facing balcony complete with a natural gas BBQ hookup, perfect for enjoying sunny days and summer grilling. This unit also includes a titled underground parking stall and a secure storage unit located in the parkade. Copperfield is a fantastic community with parks, playgrounds and an extensive pathway system nearby. Shopping, restaurants, pubs and fitness facilities are all just minutes away. Don't miss this fantastic opportunity, book your private showing today.