



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

MLS # A2294286



\$189,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	475 sq.ft.	Age:	2014 (12 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Other, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Built-in Features, Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to this beautifully updated top-floor apartment, where soaring 9-foot ceilings, abundant natural light, and no neighbours above create a bright and peaceful living space. This inviting home features a massive south-facing patio with unobstructed views, including stunning west-facing mountain vistas. The unit has been thoughtfully renovated with brand new flooring—luxury vinyl plank in the main living areas and plush carpet in the bedroom—along with fresh paint throughout, including the ceilings. The kitchen has been tastefully updated and complemented by new stainless steel appliances, while modern lighting enhances the home’s contemporary feel. Additional upgrades include a new washer and dryer, ensuring both style and convenience. The well-designed layout offers functional and flexible living, featuring double pocket doors to the bedroom, a versatile nook ideal for a home office or extra storage, and a full bathroom with a tub and shower combination. Additional highlights include in-suite laundry, granite countertops, generous storage with two large closets, a separate assigned underground storage unit, and a titled parking stall equipped with plug-ins. Situated in the quiet and well-maintained community of Copperfield, this home provides excellent access to nearby ponds, scenic walking paths, playgrounds, schools, and the New Brighton Athletic Park. A wide range of amenities—including shopping and dining—are just minutes away, with quick access to Stoney Trail and Deerfoot Trail for an easy commute. Opportunities like this are rare in Calgary—don’t miss your chance to call this exceptional property home. Book your showing today!