



**1102, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2296924**



**\$250,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	711 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 480
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	French Door, Granite Counters, Open Floorplan		

**Inclusions:** NA

Tucked into Copperfield Park, this bright two bedroom home offers something rarely found in condo living, a true sense of space, privacy, and seamless indoor outdoor living. Inside, the thoughtfully designed layout feels open and comfortable without wasted space. The kitchen anchors the home with granite countertops, stainless steel appliances, a generous island, and ample pantry storage, perfect for everything from quick mornings to relaxed evenings. The living area flows naturally toward the back of the unit, creating a welcoming space that easily accommodates both lounging and dining. What truly sets this home apart is the direct access to green space from your patio. Step outside and enjoy the feel of your own yard, ideal for pet owners, morning coffee, or unwinding at the end of the day. A gas BBQ hookup makes it ready for summer evenings and easy entertaining. The primary bedroom is bright and calming, while the second bedroom features a built in Murphy bed, offering flexibility as a guest room, home office, or both. A full bathroom, in suite laundry, and excellent storage add everyday convenience. Located close to the entrance and elevators, with a titled underground parking stall and storage locker. Surrounded by parks and pathways, with quick access to Stoney Trail, Deerfoot, and the shops and restaurants of 130th Avenue, McKenzie Towne, and Mahogany, this home offers both comfort and connection.