



**2102, 279 Copperpond Common SE
Calgary, Alberta**

MLS # A2299854



\$309,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	812 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 458
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Open Floorplan, Vinyl Windows		

Inclusions: None

****Open House April 11 & 12 | 2 pm to 4 pm**** Welcome to Copperfield Park Condos in Copperfield, a highly desirable community located in southeast Calgary. This well-maintained main floor unit offers an impressive layout featuring two bedrooms and two full bathrooms. Upon entry, you are greeted by a spacious foyer leading to an L-shaped kitchen equipped with granite countertops and stainless steel appliances. The dedicated dining area comfortably accommodates a six-seater table, while the living room showcases laminate flooring and ample space for entertaining guests. The primary bedroom includes a walk-in closet and a four-piece en-suite. The secondary bedroom is generously sized and features Jack and Jill access to the common bathroom, which also contains a convenient laundry area. This corner unit shares only one adjoining wall, providing enhanced privacy, and boasts an outdoor patio facing green space—ideal for relaxation. Additional highlights include titled underground parking, an above-ground stall, and an assigned storage locker. Residents benefit from proximity to playgrounds, an off-leash dog park, schools, shopping on 130th Avenue, the South Health Campus, and grocery stores. The community also provides convenient access to Stoney Trail and Deerfoot Trail, as well as being transit-friendly. Do not miss this exceptional opportunity; please contact your preferred realtor to arrange a viewing.