



**3110, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2300519**



**\$279,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	770 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 435
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to Copperfield Park Condos, ideally situated in the heart of Copperfield, one of southeast Calgary's most sought-after communities. This well-maintained ground floor unit offers a functional and accessible layout, featuring two bedrooms and two full bathrooms, with the added convenience of direct exterior access. The spacious foyer leads into an L-shaped kitchen complete with granite countertops, stainless steel appliances, and ample cabinetry. A dedicated dining area comfortably accommodates a full-size table, while the adjoining living room provides a comfortable space for everyday living and entertaining, finished with engineered hardwood flooring. The primary bedroom features a walk-in closet and a four-piece ensuite. The second bedroom is generously sized and offers Jack and Jill access to the full main bathroom, which also incorporates a convenient in-suite laundry area. The ground-level location allows for seamless entry with no stairs or elevators. It also provides direct access to the parking stalls just outside the unit. The private patio extends your living space outdoors and enhances the overall accessibility of the home, while air conditioning adds year-round comfort. A rare offering, this unit includes two titled parking stalls, adding real value and flexibility for owners or guests. The building is pet friendly, subject to board approval. Storage unit is also included in the underground parkade. Located close to playgrounds, schools, an off-leash dog park, and the amenities of 130th Avenue including shopping, dining, and grocery stores. The South Health Campus is nearby, with quick access to Stoney Trail and Deerfoot Trail, making commuting straightforward. A well-balanced opportunity offering convenience, functionality, and low-maintenance living in a highly connected community.