



**6102, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2146623**



**\$309,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	710 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Paved, Secured, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 353
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** none

Ever wished of OWNING a modern 2 bedroom condo, with heated UNDERGROUND, large main floor patio, and be able to afford it? Welcome Home. The heart of the home, the kitchen, is impressive with it's stainless steel appliances, including space saving microwave-hood fan and easy-to-clean glass stove top, dark cabinets that pop against the lighter walls, a FULL height backsplash, full BANK of drawers, and oodles of granite countertops. The kitchen, eating space, and family room, all upgraded with engineered hardwood flooring, all flow together into one GREAT room, allowing the party to flow, while the large patio doors encourage everyone to enjoy the main level patio, including easy walking path. Heading back inside, both bedrooms boast walk-in closets. The 4 piece bathroom boasts granite countertop, easy-to-clean acrylic/fiberglass enclosure, and tile flooring. A large storage / laundry room completes the interior. Enjoy the comforts of heated, secure, underground parking. In front of every parking stall is additional storage (bird cage). The location is ideal, with the Copperfield/New Brighton complex boast FIVE schools, 5 large ponds, extensive walking/cycling path, a short 2 miles to almost unlimited shopping (Walmart, Super-Store, Canadian Tire, Rona, Home Depot, Safeways, not to mention banking and restaurants). Ultimate in quick commuting with Deerfoot under 3 miles away & only 2 miles to Stoney. South Campus Hospital is also a quick 3 mile. Combined it's tough to find a better location for ALL of your day-to-day needs, and when it's time to enjoy the ultimate outdoor paradises can be found only 36 minutes away in Bragg Creek. This AFFORDABLE condo has it ALL. Great looks. Stylish upgrades. Underground parking. What more could you hope for? Call today for your private viewing.