



**6402, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2146800**



**\$320,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	708 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Soaking Tub, Storage		
<b>Inclusions:</b>	N/A		

Welcome home to Copperfield Park II! Enjoy maintenance free living in this 2 bedroom, 1 bath, top floor unit. Well maintained and move in ready, you'll appreciate the updated vinyl plank flooring, granite counter tops and 9' ceilings throughout. The open floor plan provides a nice sized kitchen with stainless steel appliances, pantry and an island with breakfast bar; overlooking the living area with large patio door providing lots of natural light. The balcony is large enough for seating and includes a gas line for year round grilling. 2 good size bedrooms, 4 pc bath and in-suite laundry complete this unit. Enjoy titled underground parking and separate assigned storage. Steps to Copperfield Loop walking path and Copperpond Playground. Easy access to Deerfoot Tr and Stoney Tr. Close to all amenities, transit, schools and South Health Campus.