



**3408, 279 Copperpond Common SE
Calgary, Alberta**

MLS # A2149896



\$350,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	811 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2
Garage:	Enclosed, Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 437
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Storage		

Inclusions: N/A

Welcome to your new home! This top-floor, south-facing, air-conditioned three-bedroom condominium, freshly painted and updated, is ready for immediate possession. Offering 810 square feet of comfortable and contemporary living space, this condo is a rare find and an exciting opportunity for potential buyers seeking a stylish, move-in-ready home. As you enter, you'll immediately notice the fresh ambiance created by the newer flooring and fresh paint, complemented by modern air conditioning, window coverings, and lighting. The open-concept design seamlessly connects the living, dining, and kitchen areas, providing an ideal space for entertaining. The kitchen features stainless steel appliances, a tile backsplash, ample counter space, granite counter tops and abundant cabinetry. Adjacent to the kitchen, the dining area flows naturally into the spacious living room, bathed in natural light from large windows. The primary bedroom includes a walk-through closet and a private 4-piece ensuite. The second bedroom is also filled with natural light and offers ample closet space. The third bedroom is spacious and versatile, with a large closet and configuration that could seamlessly accommodate a home office. The 4-piece guest bathroom is conveniently located between the second and third bedrooms. The in-suite laundry features a full-sized stacked laundry set, making laundry day a breeze. Step outside onto the south facing balcony, where you'll find a gas hook-up perfect for BBQ enthusiasts, making it an ideal spot for outdoor dining and relaxation. Additionally, there is a titled underground secure parking stall and a storage unit directly in front of the parking stall. Located just minutes from shopping, restaurants, public transportation, and many other amenities, with quick access to the South Health Campus, this condo offers both comfort and convenience in a prime

location. Don't miss out on this exceptional property—schedule your viewing today!