



**3402, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2168534**



**\$300,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	713 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parkade		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 370
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** Built-In Dishwasher

Welcome to this stunning TOP FLOOR one-bedroom condo + Large Den (no window, but could be used as a bedroom) in the tranquil community of Copperfield. This modern unit features a sleek, open-concept layout with beautiful 9-foot ceilings that add a touch of elegance and comfort. The gourmet kitchen is a chef's dream, complete with granite countertops, ample cabinetry, and an inviting eat-up bar. Recently upgraded details include: Entire condo, excluding closets and laundry room, freshly painted with Behr Chantilly Lace. Upgrades include, new carpeting and higher-quality padding in both bedrooms, new Thermostat, Living room ceiling fan (\$1500 value), new Stove, new Bausch dishwasher, Kitchen faucet, brand new TOYO toilet, Bathroom shower head and nozzle. Step out onto the west-facing balcony to soak in the serene views of the beautifully landscaped courtyard and capture the magical evening sun. The master bedroom is a cozy retreat, featuring a walk-in closet for all your storage needs. The versatile flex room could serve perfectly as a home office, a den, or a comfortable dining area. Convenience is key with in-suite laundry, an assigned storage locker, and one titled underground heated parking stall. Located incredibly close to a variety of shopping options and offering quick access to both Deerfoot and Stoney Trail, this home combines modern living with unparalleled convenience. Don't miss the chance to see what makes this condo so special. Schedule your viewing today and discover your new home in Copperfield!