



**3208, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2170653**



**\$344,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 449
<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>	Laminate Counters, Open Floorplan		

**Inclusions:** N/A

Welcome to comfort and convenience in this 804 Sqft apartment, located near parks, walking paths and shopping. A rare 3-Bedroom unit with two full washrooms including an en-suite for added comfort and privacy. The open living area boasts sleek vinyl flooring, and convenient in-suite laundry is included. Step out to the south facing balcony complete with a gas BBQ line. Parking is a breeze with two titled parking stalls, one underground and one outside. Organize all your extra belongings in the assigned storage locker. This versatile living space is perfect for families and investors. Condo fee includes all utilities except electricity.