



**4211, 755 COPPERPOND Boulevard SE**  
**Calgary, Alberta**

**MLS # A2176136**



**\$310,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Low-Rise(1-4)                      |               |                   |
| <b>Size:</b>     | 774 sq.ft.                         | <b>Age:</b>   | 2014 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parkade, Stall, Titled             |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum                                  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 397 |
| <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, No Smoking Home |                   |        |

**Inclusions:** N/A

Welcome to this stunning condo in the highly sought-after community of Copperfield, where modern living meets convenience. This property is ideal for first-time buyers or savvy investors. With 2 generous bedrooms and 2 beautifully designed bathrooms, this home maximizes space while providing a cozy atmosphere for you and your guests. Retreat to the spacious primary bedroom, complete with a walk-through closet leading to a spa-like 4-piece ensuite bathroom. It's your personal oasis, perfect for unwinding after a long day. The airy open-concept design creates an inviting flow between the living and dining areas, making it ideal for entertaining. The neutral color palette enhances the sense of warmth and style throughout. The second bedroom is a flexible space that can easily adapt to your needs—use it as a guest room, home office, or nursery. The heart of the home is the gorgeous kitchen, featuring sleek stainless steel appliances, stunning granite countertops, and elegant white shaker-style cabinets. Enjoy the peace of mind that comes with your own heated underground parking stall(#560), plus a dedicated storage locker(#500) to keep your belongings organized and secure. Recent upgrades include a washer and dryer replaced in 2019, a new microwave installed just a month ago, and an updated kitchen sink faucet from six months ago. Situated in a vibrant neighborhood, you'll find an abundance of green spaces and scenic walking paths just moments away. This amenity-rich community is designed for all ages, offering parks, shops, and dining options within easy reach. Experience the best of low-maintenance living in this beautiful condo. With a convenient location, you'll have more time to enjoy the things you love. This stunning condo is a rare find in Copperfield. Schedule your showing today and take the first step toward

making this beautiful property your new home!