



**3206, 279 Copperpond Common SE
Calgary, Alberta**

MLS # A2176251



\$345,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	910 sq.ft.	Age:	2013 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Brick, Veneer, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Storage, Vinyl Windows		
Inclusions:	None		

Recently renovated NW corner suite offering a desirable floor plan that utilizes every inch of space! Extra windows for a bright and cheerful atmosphere. A list of upgrades include a Keyless entry door lock, New flooring throughout, Upgraded light fixtures, Stainless steel French door fridge freezer, New sensor cook over range microwave, New air fryer range cooker, Low decibel dishwasher, Instant hot water tap, Quartz countertops in kitchen and 2 bathrooms, under mount sink in the kitchen, Gooseneck tap in the kitchen, Upgraded shower heads in both bathrooms, Cube wall storage units in both bathrooms, New blinds at all windows, Feature wallpaper in dining room and living room, Wainscoting feature wall in the master bedroom, Stainless steel cover plates on lights and power outlets and Outdoor blind on the balcony. This unit has 2 bedrooms PLUS a DEN, 2 full baths, a corner gas fireplace, underground parking, and a storage locker in the parkade . Additional features include a center island with pull-out drawers in the kitchen, glass tile backsplash, soft close cabinets, , soaker tubs in both baths, a walk-through closet in the master, gas bbq line on the balcony, and in-suite laundry. Watch the sunset from your NW balcony. Heat is included in the condo fee.. Superb location with a park & green space out your door, great amenities close by including shopping and restaurants, easy access to public transportation, Deerfoot & Stoney. Just move in and start enjoying all the renos and upgrades.