



**4101, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2180760**



**\$325,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Central, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	N/A		

Discover this beautiful main floor corner unit that offers both convenience and charm, featuring direct access to the outside from your private patio, which overlooks serene green space, ensuring privacy away from neighbouring buildings. Spanning 767 sq ft, this home boasts 2 bedrooms and 2 well-appointed bathrooms, providing ample living space. Included with this unit is a titled underground parking spot, along with an additional storage locker for your convenience. As you enter, you'll be greeted by a generous open living area filled with natural light, complemented by stylish flooring and elegant kitchen features. Enjoy the modern kitchen with stunning cabinets, granite countertops, and a large island perfect for casual dining with an eat-up breakfast bar. Both bathrooms are thoughtfully designed with the same beautiful cabinetry and granite finishes. The master ensuite includes a luxurious walk-in shower, while the second bathroom features a relaxing tub. Each bedroom offers generously sized closets for all your storage needs. Additional highlights of this home include in-suite laundry, a spacious walkout patio complete with a BBQ gas line, and a completely turnkey design, allowing you to move in with ease. Located in the vibrant heart of Copperfield, this property is ideally situated near pathways, schools, parks, the South Health Campus hospital, and major roadways such as 22x, as well as shopping centres like 130th, Seaton, and Mahogany. This is an incredible opportunity to own a fantastic apartment at an amazing value. Priced to sell, this unit is a must-see! Don't miss out!