



**2401, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2188035**



**\$369,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	908 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 483
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

STYLISH TOP FLOOR CORNER UNIT, UPGRADED TO THE NINES, CUSTOM BUILT-INS, NEW LUXURY VINYL PLANK FLOORING, GREEN SPACE VIEWS, TITLED PARKING, & SILHOUETTE WINDOW COVERINGS THROUGHOUT. Welcome home to this exceptional top-floor 2 BED, 2 BATH corner unit in Copperfield, where thoughtful upgrades, privacy, and unbeatable convenience create the perfect lock-and-leave lifestyle. From the moment you step into the beautifully renovated entryway, you’ll notice the new luxury vinyl plank flooring and the exquisite custom built-ins designed to provide hidden yet accessible storage—an invaluable touch for condo living. Adjacent to the entry, a cozy dining nook invites you to gather with loved ones or savour a quiet meal at home, with the perfect balance of comfort and style. The gourmet kitchen is a chef’s dream, featuring brand-new granite countertops, a stunning backsplash, a recently updated dishwasher and refrigerator, and LED lighting you’ll rarely need to replace. Cooking and entertaining here are effortless, with a layout designed for ease and efficiency. From the kitchen, the space flows seamlessly into the bright, inviting living room, where large south-facing windows bathe the space in natural light from sunrise to sunset. The expansive views of green space and the park below are complemented by the patio doors, which lead to your private sun-soaked balcony—complete with a built-in gas line for effortless barbecues. Whether enjoying morning coffee or evening sunsets, this space offers tranquility and charm year-round. The primary suite is a luxurious retreat, with blackout silhouette blinds for peaceful, cozy mornings and ample room to unwind. The ensuite bathroom features granite countertops, a newly added medicine cabinet for extra

storage, and a sleek handheld shower nozzle. The second bedroom is equally versatile, making it ideal for guests, a home office, or both. Storage abounds throughout the home, with custom cabinetry and built-ins that enhance functionality without sacrificing aesthetics. This condo offers the ultimate convenience with titled underground parking and a storage unit thoughtfully positioned right in front of your vehicle, making it easy to store your outdoor gear or seasonal items. The quiet, exceptionally managed building is pet-friendly (with board approval) and offers a welcoming community atmosphere. Located in the heart of Copperfield, you're steps away from walking and biking paths that connect you to nature and beyond. Everyday conveniences abound, from the nearby strip mall with a Tim Hortons, gas station, and pizza spot, to the large retail complex on 130th Ave. offering dining, shopping, and new businesses popping up every month. With quick access to Stoney Trail, Deerfoot Trail, downtown Calgary, the airport, and even the mountains, this is an unbeatable location for work, play, and everything in between. This gorgeous condo is more than a home—it's a lifestyle. Don't miss your chance to experience the best of Copperfield living!