



**5308, 279 Copperpond Common SE
Calgary, Alberta**

MLS # A2205270

\$299,900



Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	841 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Covered, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 456
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	2 FOBs.		

Stop the car (or two!) – this is the one you've been waiting for! Seize a RARE opportunity to own one of the very few condo units in the desirable Copperpond complex offering TWO TITLED PARKING STALLS (one SECURE UNDERGROUND, one convenient SURFACE STALL). Say goodbye to parking headaches! This beautifully maintained 841 SQ FT unit with new carpet throughout isn't just about parking; it's about smart, comfortable living. | **PERFECT FOR MANY LIFESTYLES:** Ideal for couples with two vehicles, roommates seeking to share expenses without compromise, or a single professional wanting a dedicated guest room and always-available guest parking. | **PRIVACY & COMFORT:** Each of the TWO SPACIOUS BEDROOMS boasts its own WALK-IN CLOSET and FULL BATHROOM (the primary bedroom features a private ensuite), ensuring personal space and convenience for all occupants. | **BRIGHT & AIRY:** The open-concept layout maximizes natural light, pouring in from an east-facing balcony – perfect for quiet mornings and fresh air. | **MODERN CONVENIENCES:** Enjoy IN-UNIT LAUNDRY, ASSIGNED STORAGE, and a well-appointed kitchen. This move-in ready unit has been meticulously kept and is also a NO-ANIMAL and NO-SMOKING home. Located in the heart of family-friendly Copperpond, you'll be surrounded by parks, schools, and pathways. Plus, enjoy QUICK ACCESS to Stoney Trail, Deerfoot Trail, 130th Avenue shopping, and the South Health Campus. Whether you're looking for your next home or a solid investment, this unit checks all the boxes. Don't miss out, book your private showing today before this UNIQUE OPPORTUNITY is gone!