

**1306, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2257728**



# \$314,900

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	905 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, Open Floorplan, Storage		

**Inclusions:** N/A

Welcome to this beautiful and bright corner unit condo located on the 3rd floor in a well-maintained building! This spacious 2 bedroom, 2 bathroom home is move-in ready and loaded with features that offer comfort, style, and convenience. Step inside to discover brand new vinyl plank flooring throughout, adding a sleek and modern touch to the open-concept layout. The air-conditioned living space is perfect for relaxing or entertaining, and large windows flood the unit with natural light. Enjoy cooking in the stylish kitchen complete with stainless steel appliances, ample cabinetry, and a breakfast island. The adjoining living and dining areas flow seamlessly onto a large private balcony – perfect for morning coffee or evening BBQs with the natural gas hookup ready to go. The primary bedroom features a walk-through closet and a private 4-piece ensuite bathroom, while the second bedroom is ideal for guests, a home office, or a roommate setup. The second full bathroom is conveniently located just outside the bedroom. Additional features include in-unit laundry, underground heated parking, and a separate storage locker for your extra belongings. Located just steps from beautiful green space and a park, you’ll love the community vibe and walkability. Shopping, dining, and everyday essentials are just minutes away, and you’ll have easy access to both Stoney Trail and Deerfoot Trail for a quick commute in any direction. Whether you’re a first-time buyer, downsizer, or investor, this well-appointed unit offers outstanding value in a fantastic location.