

**5206, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2275678



\$295,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	802 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 569
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: NA

Move-in ready 2-bedroom, 2-bathroom condo in Copperfield, perfectly located on the 2nd floor facing the quiet courtyard. This well-designed unit features two spacious bedrooms, each with its own ensuite, and TWO TITLED parking stalls for added convenience. The open-concept floor plan offers just over 800 sq. ft. of comfortable living space, highlighted by brand-new LVP flooring, new carpet in the bedrooms, granite countertops, and quality fittings and fixtures throughout. The kitchen is equipped with stainless steel appliances and a brand-new microwave hood fan, while the concealed front-loading washer and dryer keep the space looking sleek and uncluttered. Enjoy the ease of underground parking located close to the main door, making grocery trips simple and efficient. With only one neighboring unit and stairs on the other side, this home offers added privacy. The balcony overlooks the courtyard, providing a perfect spot to relax morning or evening with your favorite beverage, and offers easy access to both the courtyard and parkade. The professionally managed complex features solar assistance to help reduce common-area costs, with beautifully maintained indoor common areas and landscaped exteriors. Ideally situated near shopping, dining, medical services, parks, and playgrounds, this condo delivers effortless, low-maintenance living in a sought-after community.