



THE
A-TEAM

**RE/MAX
FIRST**

755 COPPERPOND Boulevard #5111, Calgary T2Z 4R2

MLS® #: **A2102261** Area: **Copperfield** Listing Date: **02/23/24** List Price: **\$334,900**
Status: **Pending** County: **Calgary** Change: **-\$211, 19-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **806**
Low Sqft:
Ttl Sqft: **806**

DOM

86
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat: **Heated Garage,Titled,Underground**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line,Courtyard,Playground,Private Entrance,Storage,Uncovered Courtyard**

Construction: **Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Stone Counters,Storage**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Great Room	Main	14`2" x 14`7"	Kitchen With Eating Area	Main	11`0" x 17`0"
Bedroom - Primary	Main	13`7" x 10`1"	Bedroom	Main	16`11" x 9`0"
4pc Ensuite bath	Main	7`7" x 4`11"	4pc Ensuite bath	Main	7`10" x 9`0"

Legal/Tax/Financial

Condo Fee: **\$379** Title: **Fee Simple** Zoning: **M-X1**
Fee Freq: **Monthly**

Legal Desc: **1510025**

Remarks

Pub Rmks:

ATTENTION: first time home buyers, seniors, young families, and investors!!! Embrace the thrill of homeownership with this beautifully upgraded main-floor 2 BED/2 BATH unit. This unit is SPOTLESS, and features BRAND NEW CARPETS, NEWLY PAINTED WALLS, NEW FAUCETS, upgraded appliances, secured secondary patio door lock, and more! Enjoy having PRIVATE ACCESS through your private patio door opening up to the park across the street, perfect for pet owners, elderly, and young families! Bask in the abundance of natural light that floods this sun-facing unit. The modern kitchen features pristine white cabinets, upgraded appliances, and sleek granite counters. Ample storage is a key highlight, with a spacious front closet and an expansive walk-through master closet catering to your organizational needs. The thoughtfully planned OPEN LAYOUT includes a bright and inviting living space, a well-appointed kitchen with ample storage and counter space, and dual-master bedrooms offering convenient access to the bathrooms. The unit also comes with a parking stall in the secured underground parkade, along with a storage locker next to the parking stall! You and your guests can park additional vehicles for free on the street, within steps from your patio entrance! Convenience is at your doorstep, with quick access to 130 Ave shopping, a nearby park, and playground/park right outside. Don't miss out on this incredible opportunity to make this beautiful home your own.

Inclusions:

N/A

Property Listed By:

Key Realty Group Inc.

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123





