



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**279 COPPERPOND Common #1204, Calgary T2Z 1C6**

MLS® #: **A2132047**      Area: **Copperfield**      Listing Date: **05/16/24**      List Price: **\$342,900**  
 Status: **Active**      County: **Calgary**      Change: **-\$5k, 08-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2012**

Finished Floor Area  
 Abv Sqft: **737**  
 Low Sqft:  
 Ttl Sqft: **737**

DOM

**40**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Parking  
 Ttl Park: **1**  
 Garage Sz:

Utilities and Features

Roof:  
 Heating: **Baseboard**  
 Sewer:  
 Ext Feat: **Balcony, Courtyard, Other, Playground, Storage**

Construction: **Brick, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Ceramic Tile, Hardwood**  
 Water Source:  
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**  
 Int Feat: **Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 9`3"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`8" x 8`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`6" x 4`9"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 8`10"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 4`10"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>8`9" x 7`5"</b>			

Legal/Tax/Financial

Condo Fee: **\$414**      Title: **Fee Simple**      Zoning: **M-2**

Legal Desc: 1211608

Fee Freq:  
Monthly

Remarks

Pub Rmks: **\*Recent price drop\* Modern 2-bedroom, 2-bathroom condo, great for roommates as each bedroom offers its own ensuite bathroom, providing privacy and convenience. This second floor condo features an uber-efficient floor plan with numerous upgrades including glass tile backsplash, portofino floor tile, floating hardwood floors on cork underlay, stainless steel appliances, pendant lighting, granite countertops, spacious kitchen island, venetian blinds, and much more. The balcony with a gas line for BBQs is perfect for cozy evenings. Enjoy the luxury of in-suite laundry and keep belongings organized with the spacious storage locker. Located near transit, schools, parks, playgrounds, shopping, and restaurants, this condo offers easy access to everything you need. With immediate possession available, you can make this your new home sweet home right away.**

Inclusions: N/A  
Property Listed By: CIR Realty

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





