



THE
A-TEAM

**RE/MAX
FIRST**

279 COPPERPOND Common #1204, Calgary T2Z 1C6

MLS®#: **A2155620**

Area: **Copperfield**

Listing Date: **08/07/24**

List Price: **\$335,500**

Status: **Active**

County: **Calgary**

Change: **-\$4k, 20-Aug**

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**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

42
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:
Lot Feat:
Park Feat: **Stall**

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

Room	Level	Dimensions
Living Room	Main	12`6" x 9`3"
Dining Room	Main	9`6" x 4`9"
Bedroom	Main	9`9" x 8`10"
4pc Ensuite bath	Main	8`9" x 7`5"

Room	Level	Dimensions
Kitchen	Main	11`8" x 8`10"
Bedroom - Primary	Main	10`11" x 9`11"
4pc Ensuite bath	Main	7`9" x 4`10"

Legal/Tax/Financial

Condo Fee:
\$414

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Monthly

Legal Desc: **1211608**

Remarks

Pub Rmks: **Modern 2-bedroom, 2-bathroom condo, with each bedroom offering 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