

279 COPPERPOND Common #5105, Calgary T2Z1J6

MLS®#: **A2156653** Area: **Copperfield** Listing Date: **08/09/24** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2013**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:
 Park Feat: **Parkade,Stall,Underground**

Finished Floor Area

Abv Sqft: **809**
 Low Sqft:
 Ttl Sqft: **809**

DOM

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

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard,Natural Gas**
 Sewer:
 Ext Feat: **Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Ceiling Fan(s),No Smoking Home,Open Floorplan**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Main	13`2" x 9`11"	Bedroom	Main	17`1" x 8`10"
Living Room	Main	14`1" x 12`7"	Kitchen	Main	17`4" x 11`0"
4pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"

Legal/Tax/Financial

Condo Fee: **\$437** Title: **Fee Simple** Zoning: **M-2**
 Fee Freq:

Monthly

Legal Desc: **1313292**

Remarks

Pub Rmks: **Sensational main floor unit with private patio area! This beautiful unit is located in one of Copperfield's standout condominium complexes. The unit itself is spacious and features more than 800 square feet of living space. Once inside, you will enjoy an open-concept that connects the kitchen and living area. Designed with beautiful espresso-colored cabinets, the kitchen offers ample counter space for food preparation and cupboard space for storage. A large Master Bedroom with 4-piece ensuite and second bedroom with cheater ensuite access to the second 4-piece bathroom. complete the unit. Tastefully designed with updated ceramic tile in the entry way, kitchen, and bathroom areas, this unit's new owner will enjoy the sense of quality construction. The bedrooms and living area are finished with plush, thick-underlay carpet for personal comfort. Access to the unit is convenient with heated, UNDERGROUND parking that includes a front-stall storage area. Close to shopping and public transportation, this unit is a complete package!**

Inclusions: **N/A**

Property Listed By: **Century 21 Bamber Realty LTD.**

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