



THE
A-TEAM

**RE/MAX
FIRST**

755 COPPERPOND Boulevard #3402, Calgary T2Z 4R2

MLS®#: **A2168534**

Area: **Copperfield**

Listing Date: **09/26/24**

List Price: **\$300,000**

Status: **Active**

County: **Calgary**

Change: **-\$9k, 19-Nov**

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: **713**
Low Sqft:
Ttl Sqft: **713**

DOM

55

Layout

Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Courtyard**

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

Kitchen Appl: **Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
Int Feat: **Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`5" x 4`11"	Bedroom	Main	9`11" x 10`4"
Bedroom	Main	9`11" x 10`3"	Kitchen	Main	14`3" x 15`3"
Laundry	Main	8`2" x 5`1"	Living Room	Main	12`10" x 12`10"

Legal/Tax/Financial

Condo Fee:
\$370

Title: **Fee Simple**
Fee Freq:

Zoning: **M-X1**

Monthly

Legal Desc: **1413047**

Remarks

Pub Rmks: **Welcome to this stunning TOP FLOOR one-bedroom condo + Large Den (no window, but could be used as a bedroom) in the tranquil community of Copperfield. This modern unit features a sleek, open-concept layout with beautiful 9-foot ceilings that add a touch of elegance and comfort. The gourmet kitchen is a chef's dream, complete with granite countertops, ample cabinetry, and an inviting eat-up bar. Recently upgraded details include: Entire condo, excluding closets and laundry room, freshly painted with Behr Chantilly Lace. Upgrades include, new carpeting and higher-quality padding in both bedrooms, new Thermostat, Living room ceiling fan (\$1500 value), new Stove, new Bausch dishwasher, Kitchen faucet, brand new TOYO toilet, Bathroom shower head and nozzle. Step out onto the west-facing balcony to soak in the serene views of the beautifully landscaped courtyard and capture the magical evening sun. The master bedroom is a cozy retreat, featuring a walk-in closet for all your storage needs. The versatile flex room could serve perfectly as a home office, a den, or a comfortable dining area. Convenience is key with in-suite laundry, an assigned storage locker, and one titled underground heated parking stall. Located incredibly close to a variety of shopping options and offering quick access to both Deerfoot and Stoney Trail, this home combines modern living with unparalleled convenience. Don't miss the chance to see what makes this condo so special. Schedule your viewing today and discover your new home in Copperfield!**

Inclusions: **Built-In Dishwasher**
Property Listed By: **eXp Realty**

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







