

279 COPPERPOND Common #3208, Calgary T2Z 1J1

Listing A2170653 10/03/24 List Price: **\$310,000** MLS®#: Area: Copperfield

Status: **Pending** Calgary Change: -\$35k, 18-Nov Association: Fort McMurray County:

Date:

General Information

Residential **Apartment** Calgary

Abv Saft: Lot Information Low Sqft:

Lot Shape:

Access: Lot Feat:

Park Feat: Stall, Titled, Underground

Prop Type: Sub Type: City/Town:

Finished Floor Area 2014 Year Built:

Ttl Sqft: 803 Lot Sz Ar:

> Ttl Park: Garage Sz:

803

DOM

<u>Layout</u>

3 (3)

2

2.0 (2 0)

Low-Rise(1-4)

Beds:

Baths:

Style:

<u>Parking</u>

61

Utilities and Features

Roof: Construction:

Brick, Vinyl Siding, Wood Frame Heating: **Baseboard**

> Flooring: Carpet, Vinyl Water Source:

Fnd/Bsmt:

Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings

Int Feat: Laminate Counters, Open Floorplan

Balcony, BBQ gas line

Sewer:

Ext Feat:

Kitchen Appl:

Utilities:

Room Information

Level **Dimensions** Level **Dimensions** Room Room 7`10" x 4`11" 4pc Bathroom Main 4`11" x 8`10" 4pc Ensuite bath Main **Bedroom** Main 12`1" x 8`10" Bedroom Main 9`6" x 11`3" Kitchen Main 10`0" x 14`11" **Living Room** Main 14`1" x 14`0"

12`0" x 9`10" **Bedroom - Primary** Main Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$449 Fee Simple M-2 Fee Freq: Monthly

Legal Desc: **1311547**

Remarks

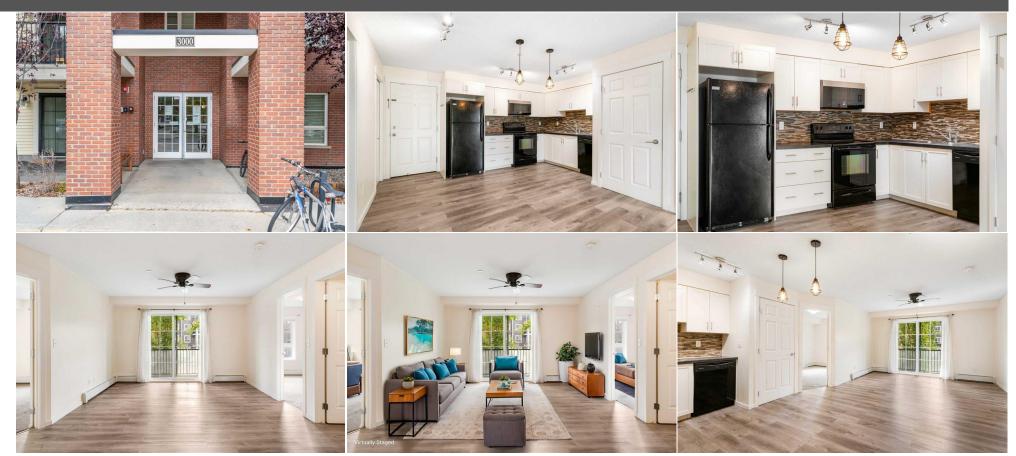
Pub Rmks:

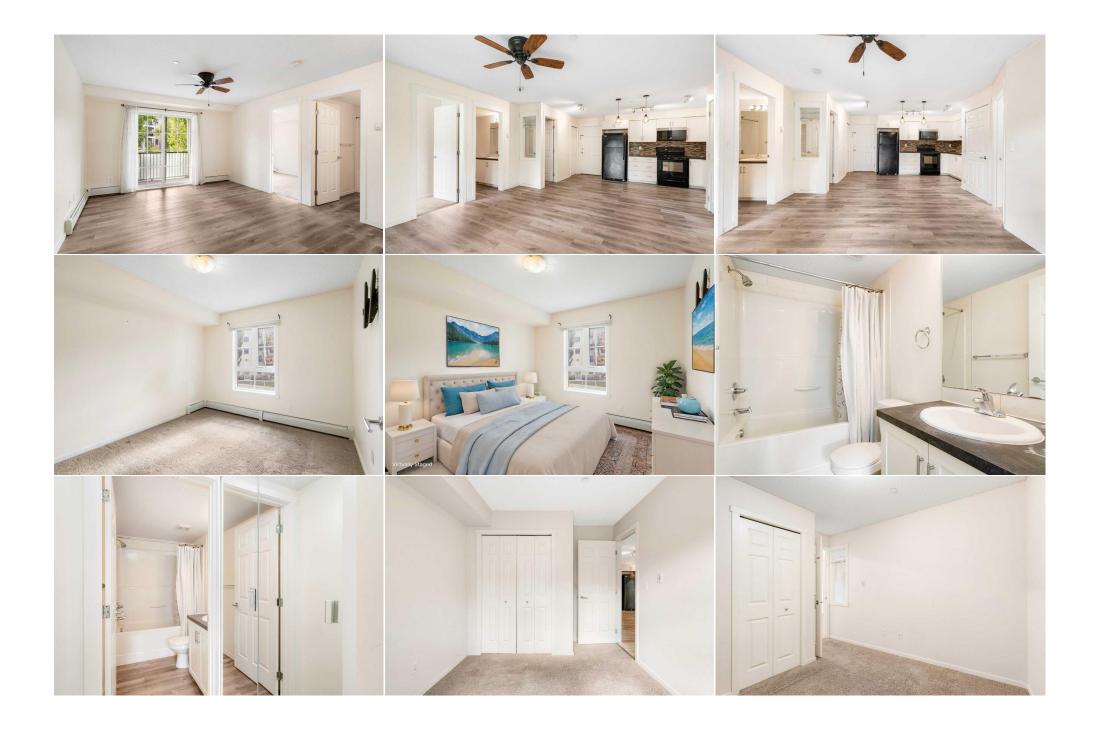
** Price Reduction** Welcome to comfort and convenience in this 804 Sqft apartment, located near parks, walking paths and shopping. A rare 3-Bedroom unit with two full washrooms including an en-suite for added comfort and privacy. The open living area boasts sleek vinyl flooring, and convenient in-suite laundry is included. Step out to the south facing balcony complete with a gas BBQ line. Parking is a breeze with two titled parking stalls, one underground and one outside. Organize all your extra belongings in the assigned storage locker. This versatile living space is perfect for families and investors. Condo fee includes all utilities except electricity.

Inclusions: N/A

Property Listed By: CIR Realty

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







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