



THE
A-TEAM

**RE/MAX
FIRST**

279 COPPERPOND Common #3208, Calgary T2Z 1J1

MLS® #: **A2170653** Area: **Copperfield** Listing Date: **10/03/24** List Price: **\$310,000**
 Status: **Pending** County: **Calgary** Change: **-\$35k, 18-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:

Access:

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

Finished Floor Area

Abv Sqft: **803**
 Low Sqft:
 Ttl Sqft: **803**

DOM

61
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Laminate Counters,Open Floorplan**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	4`11" x 8`10"	4pc Ensuite bath	Main	7`10" x 4`11"
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"
Bedroom - Primary	Main	12`0" x 9`10"			

Legal/Tax/Financial

Condo Fee: **\$449** Title: **Fee Simple** Zoning: **M-2**

Legal Desc: 1311547

Fee Freq:
Monthly

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





