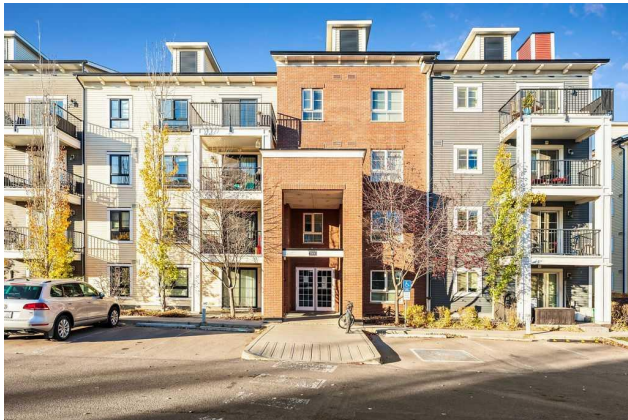


279 COPPERPOND Common #3109, Calgary T2Z1J1

MLS® #: **A2176369** Area: **Copperfield** Listing Date: **10/31/24** List Price: **\$329,875**
 Status: **Active** County: **Calgary** Change: **-\$10k, 06-Nov** 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: **Stall, Titled**

Finished Floor Area

Abv Sqft: **772**
 Low Sqft:
 Ttl Sqft: **772**

DOM

51
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Lighting, Other**

Construction: **Brick, Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings**
 Int Feat: **Ceiling Fan(s), Closet Organizers, Granite Counters, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4' 8" x 8' 10"	Living/Dining Room Combination	Main	12' 6" x 15' 2"
Kitchen	Main	12' 9" x 12' 9"	Bedroom - Primary	Main	10' 0" x 12' 0"
Bedroom	Main	8' 9" x 12' 7"	Laundry	Main	3' 2" x 3' 3"
4pc Bathroom	Main	7' 6" x 8' 10"	4pc Ensuite bath	Main	4' 11" x 7' 10"

Legal/Tax/Financial

Condo Fee: **\$414** Title: **Fee Simple** Zoning: **M-2**

Fee Freq:
Monthly

Legal Desc: **1311547**

Remarks

Pub Rmks: **Ground Level Unit! Enjoy maintenance-free living in this 2 bedroom, 2 bathroom condo in the amenity rich community of Copperfield. Featuring an open concept, air conditioned layout, luxury vinyl plank throughout, this space includes a large kitchen, inviting living room with sliding glass doors to the patio, 2 spacious bedrooms, and two 4 piece bathrooms, including the en-suite. A south facing patio provides all day sunlight and a gas BBQ hookup, perfect for spending time outdoors. The beautiful kitchen features modern lighting, stainless steel appliances, ample cabinet space and a large central island with breakfast bar, all finished in neutral colours and long lasting granite countertops. The primary bedroom offers a private space with a large walk-in/walk-through closet, and 4 pc ensuite including a soaker tub. The second bedroom, additional bathroom and in-suite laundry are all conveniently located on the other side of the unit, making this home a great floor plan for privacy. Condo fees cover almost all utilities and a titled parking stall make this a low-maintenance, worry free option! Copperfield boasts an active community with parks, ponds, pathways, a community center, skating rinks, tennis courts, and nearby shops, schools and restaurants. Embrace the vibrant Copperfield lifestyle today!**

Inclusions: **N/A**
Property Listed By: **eXp Realty**

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

