



THE
A-TEAM

**RE/MAX
FIRST**

755 COPPERPOND Boulevard #3113, Calgary T2Z 4R2

MLS®#: **A2176601** Area: **Copperfield** Listing Date: **10/31/24** List Price: **\$259,000**
 Status: **Pending** County: **Calgary** Change: **None** 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: **Assigned,Stall**

Finished Floor Area

Abv Sqft: **560**
 Low Sqft:
 Ttl Sqft: **560**

DOM

20
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard,See Remarks**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer Stacked,Window Coverings**
 Int Feat: **Kitchen Island,Open Floorplan,Stone Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Main	12`1" x 9`1"	4pc Ensuite bath	Main	0`0" x 0`0"
Laundry	Main	0`0" x 0`0"	Kitchen With Eating Area	Main	10`9" x 10`0"
Living Room	Main	14`7" x 13`10"			

Legal/Tax/Financial

Condo Fee: **\$274** Title: **Fee Simple** Zoning: **M-X1**
 Fee Freq:

Monthly

Legal Desc: 1413047

Remarks

Pub Rmks: **Discover urban convenience and comfort in this stylish ground-floor one-bedroom condo. Thoughtfully designed, this home offers a spacious open-concept layout with a bright living area that flows seamlessly into a modern kitchen. The kitchen boasts sleek cabinetry and a large custom island, providing extra prep space and a perfect spot for casual dining and entertaining. The generously sized bedroom includes plenty of closet space and a large window that fills the room with natural light, while the bathroom, conveniently accessible from both the bedroom and living room, features contemporary finishes and ample storage. For added convenience, in-suite laundry makes everyday living easy. Step outside to enjoy your private patio, ideal for morning coffee or evening relaxation. Plus, the condo complex has recently installed solar panels, which will help reduce utility bills and keep condo fees low, adding even more value to this fantastic property. Surrounded by beautifully landscaped green spaces, this condo is ideal for first-time buyers, investors, or anyone seeking low-maintenance living in a prime location. Don't miss out on this incredible opportunity - schedule your viewing today!**

Inclusions: **None**
Property Listed By: **KIC Realty**

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





