



THE
A-TEAM

**RE/MAX
FIRST**

755 COPPERPOND Boulevard #4101, Calgary T2Z 4R2

MLS®#: **A2180760**

Area: **Copperfield**

Listing Date: **11/22/24**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2015**

Finished Floor Area

Abv Sqft: **767**
Low Sqft:
Ttl Sqft: **767**

DOM

29
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central, Hot Water, Natural Gas**
Sewer:
Ext Feat: **BBQ gas line, Courtyard, Dog Run, Lighting**

Construction: **Wood Frame**
Flooring: **Laminate**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**
Int Feat: **Breakfast Bar, Closet Organizers, Elevator, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Storage**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	4` 11" x 7` 8"	4pc Bathroom	Main	7` 10" x 4` 11"
Bedroom	Main	10` 2" x 11` 11"	Bedroom - Primary	Main	10` 5" x 11` 9"
Kitchen	Main	8` 3" x 11` 1"	Living/Dining Room Combination	Main	16` 7" x 16` 9"

Legal/Tax/Financial

Condo Fee:
\$397

Title: **Fee Simple**
Fee Freq:

Zoning: **M-X1**

Legal Desc:

1510916

Monthly

Remarks

Pub Rmks:

Discover this beautiful main floor corner unit that offers both convenience and charm, featuring direct access to the outside from your private patio, which overlooks serene green space, ensuring privacy away from neighbouring buildings. Spanning 767 sq ft, this home boasts 2 bedrooms and 2 well-appointed bathrooms, providing ample living space. Included with this unit is a titled underground parking spot, along with an additional storage locker for your convenience. As you enter, you'll be greeted by a generous open living area filled with natural light, complemented by stylish flooring and elegant kitchen features. Enjoy the modern kitchen with stunning cabinets, granite countertops, and a large island perfect for casual dining with an eat-up breakfast bar. Both bathrooms are thoughtfully designed with the same beautiful cabinetry and granite finishes. The master ensuite includes a luxurious walk-in shower, while the second bathroom features a relaxing tub. Each bedroom offers generously sized closets for all your storage needs. Additional highlights of this home include in-suite laundry, a spacious walkout patio complete with a BBQ gas line, and a completely turnkey design, allowing you to move in with ease. Located in the vibrant heart of Copperfield, this property is ideally situated near pathways, schools, parks, the South Health Campus hospital, and major roadways such as 22x, as well as shopping centres like 130th, Seaton, and Mahogany. This is an incredible opportunity to own a fantastic apartment at an amazing value. Priced to sell, this unit is a must-see! Don't miss out!

Inclusions:

N/A

Property Listed By:

Greater Calgary Real Estate

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







