



THE
A-TEAM

**RE/MAX
FIRST**

279 COPPERPOND Common #1204, Calgary T2Z 1C6

MLS®#: **A2181975** Area: **Copperfield** Listing Date: **12/03/24** List Price: **\$319,900**
 Status: **Active** County: **Calgary** Change: **+\$900, 03-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:
 Lot Feat:
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **737**
 Low Sqft:
 Ttl Sqft: **737**

DOM

18
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding, Wood Frame**
 Heating: **Baseboard** Flooring: **Carpet, Hardwood, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony, BBQ gas line, Courtyard, Lighting, Playground** Fnd/Bsmt:
 Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings**
 Int Feat: **Granite Counters, Open Floorplan**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9' 9" x 8' 10"	4pc Ensuite bath	Main	7' 5" x 8' 9"
Laundry	Main	2' 11" x 3' 3"	Entrance	Main	3' 11" x 4' 8"
Kitchen	Main	8' 8" x 10' 11"	Dining Room	Main	9' 1" x 7' 9"
Living Room	Main	9' 1" x 12' 6"	Bedroom - Primary	Main	11' 0" x 9' 11"
4pc Ensuite bath	Main	7' 10" x 4' 11"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$414

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: **1211608**

Remarks

Pub Rmks: **Wow what a find! This super clean and beautiful condo in the heart of Copperfield is just the one you've been looking for! Brand new hardwood floors, granite countertops, stainless steel appliances and so much more! This is a pet friendly building and comes with parking as well as spacious storage outside the unit. Moments away from amenities, good access to Deerfoot and 130th makes this a prime location to call your home. This unit comes with two large bedrooms and 2 ensuite baths, lots of closet space and freshly cleaned carpet. The living room is an open concept, which leads you straight to the balcony to enjoy year round. The kitchen is absolutely gorgeous and thoughtfully laid out. Lots of storage space and upgraded cabinetry throughout. Large windows let in a ton of light and make this condo a joy to live in. Washer and drier are tucked away nicely and provide you with the convenience of in suite laundry. Not a single inch of space is wasted! One of the nicest upkept units in all of the SE! Don't miss out! Book your showing today!**

Inclusions: **N/A**

Property Listed By: **RE/MAX iRealty Innovations**

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









