



THE
A-TEAM

**RE/MAX
FIRST**

117 COPPERPOND Common #320, Calgary T2Z 5E2

MLS®#: **A2183777**

Area: **Copperfield**

Listing Date: **12/20/24**

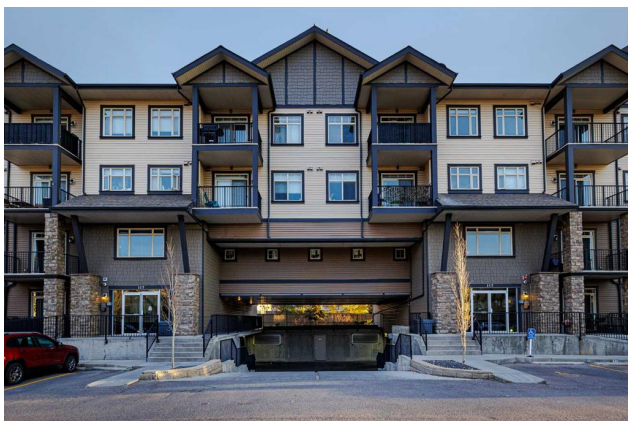
List Price: **\$259,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **554**
Low Sqft:
Ttl Sqft: **554**

DOM

1
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Assigned,Underground**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen With Eating Area	Main	11`7" x 7`2"	Living Room	Main	14`1" x 11`4"
4pc Bathroom	Main	7`5" x 5`0"	Bedroom - Primary	Main	8`9" x 12`5"
Bedroom	Main	11`2" x 9`0"			

Legal/Tax/Financial

Condo Fee:
\$334

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1511661**

Remarks

Pub Rmks: **Welcome to your new home/next investment property located in the Community of Copperfield. This very well-maintained complex is walking distance to Tim Hortons, restaurants, shops, and playgrounds. This lovely two-bedroom, one bath boasts: Stainless Steel appliances, large eating bar, spacious kitchen with ample storage, 4-Piece bathroom, carpeted flooring in living room and bedroom, in-floor heating, and covered balcony. This unit also offers in-suite laundry. There is also an assigned indoor parking stall and an assigned storage locker separate from the unit. This apartment condominium's location is ideal for those that enjoy walking, biking, and green spaces, playgrounds, and those which rely on public transportation. Many amenities including a wide variety of restaurants, cafes, and grocery stores are nearby. Additionally, the convenient access to Deerfoot and Stoney Trail makes it easy for those who need to commute to various parts of the city. Do not miss this opportunity to own or invest in the Calgary Real Estate Market. Make sure to book your viewing today!**

Inclusions: **None**
Property Listed By: **Century 21 Bravo Realty**

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

