



THE
A-TEAM

**RE/MAX
FIRST**

279 COPPERPOND Common #4406, Calgary T2Z 1J5

MLS®#: **A2185169**

Area: **Copperfield**

Listing Date: **01/15/25**

List Price: **\$369,000**

Status: **Active**

County: **Calgary**

Change: **-\$6k, 28-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2013**

Finished Floor Area
Abv Sqft: **903**
Low Sqft:
Ttl Sqft: **903**

DOM

17
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Underground**

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony,BBQ gas line**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Wall/Window Air Conditioner,Washer/Dryer,Window Coverings**
Int Feat: **Breakfast Bar,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Track Lighting,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`11" x 9`8"	Bedroom - Primary	Main	11`2" x 10`7"
Office	Main	7`9" x 10`4"	3pc Ensuite bath	Main	4`10" x 8`4"
Living Room	Main	13`11" x 11`2"	Bedroom	Main	29`6" x 12`4"
Foyer	Main	5`10" x 7`5"	4pc Bathroom	Main	4`11" x 8`2"

Legal/Tax/Financial

Condo Fee:
\$495

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1312354**

Remarks

Pub Rmks: ***** \$15,800 PRICE IMPROVEMENT!! *** Experience unparalleled luxury in this exquisitely upgraded TOP FLOOR CORNER UNIT —arguably the most refined unit in the entire complex, with over \$25,000 in premium upgrades. This sophisticated condominium boasts TWO TITLED PARKING SPACES —one heated underground and one conveniently located just steps from the main entrance. Indulge in year-round comfort of air conditioning and revel in the elegance of the custom-designed kitchen, showcasing a full granite package, oversized cabinetry, and a stunning granite island with seating—perfect for both casual dining and entertaining. The open-concept layout is enhanced by beautiful hardwood floors and soaring 9-foot ceilings create an ambiance of refined elegance and expansive comfort. The generously sized primary suite is a true retreat, featuring a walk-through closet that leads to a private 3-piece ensuite adorned with luxurious granite finishes. The second bedroom offers impressive space and privacy, complemented by its own opulent 4-piece bathroom, also showcasing upscale granite accents. Every detail has been thoughtfully curated to deliver an exceptional blend of sophistication and comfort. Nestled in a highly desirable, quiet corner location, this home is further elevated by a spacious balcony with gas line hook up for your BBQ. Every detail has been thoughtfully curated for modern luxury living. Don't miss this rare opportunity to own a truly exceptional condominium in Copperfield.**

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

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









