



THE
A-TEAM

**RE/MAX
FIRST**

755 COPPERPOND Boulevard #3103, Calgary T2Z 4R2

MLS®#: **A2193392**

Area: **Copperfield**

Listing Date: **02/08/25**

List Price: **\$243,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area
Abv Sqft: **475**
Low Sqft:
Ttl Sqft: **475**

DOM

14
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar: **1 sqft**
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:
Park Feat: **Stall,Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	8`11" x 12`0"	Living Room	Main	9`6" x 12`11"
4pc Bathroom	Main	7`10" x 5`0"	Kitchen	Main	5`8" x 12`9"

Legal/Tax/Financial

Condo Fee:
\$260

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **MX-1**

Legal Desc: 1413047

Remarks

Pub Rmks: **STYLISH 1st FLOOR CONDO in desirable Copperpark II SE! Open concept with a large patio door window which bathe the living area in natural light. Beautiful white pearl granite countertops and white contemporary wood cabinets in the kitchen complimented with top of the line stainless steel appliances. Cozy bedroom that will easily fit a kingsize bed. In suite laundry and 2 big storage closets. Also there is an outside storage space. It is a pet friendly complex with Dog area on Site, lots of green space and walking paths with a park across. Also this condo is Handicap Accessible, this unit is close to the assigned parking stall outside. Good size patio for your summer BBQ with a gas line. Copperfield offers very easy access to all major highways, Seton area and a new Hospital, Mckenzie town, 130th Ave retail and shopping stores. Take advantage of the one of the lowest priced units in the area and the lowest condo fee!**

Inclusions: n/a
Property Listed By: CIR Realty

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





