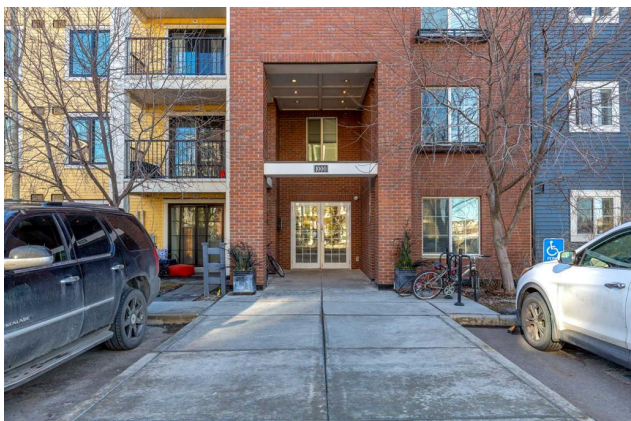


755 COPPERPOND Boulevard #1215, Calgary T2Z 4R2

MLS® #: **A2197502** Area: **Copperfield** Listing Date: **02/27/25** List Price: **\$249,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2014**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **595**
 Low Sqft:
 Ttl Sqft: **595**

DOM
0
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment-Loft/Bachelor/Studio**

Parking
 Ttl Park: **1**
 Garage Sz: **1**

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

Utilities and Features

Roof: **Flat** Construction: **Veneer,Vinyl Siding**
 Heating: **Baseboard,Electric,Natural Gas** Flooring: **Vinyl Plank**
 Sewer: Ext Feat: **Balcony,BBQ gas line,Storage** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Elevator,Open Floorplan,Storage**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$300** Title: **Fee Simple** Zoning: **M-X1**
 Fee Freq: **Monthly**
 Legal Desc: **1411485**

Remarks

Pub Rmks: **Welcome to this incredible one-bedroom condo in the sought-after community of Copperfield, offering easy access to schools, transit, and all amenities. This beautifully designed unit features an open-concept layout with vinyl/hardwood flooring, a area for desk, and a sleek white kitchen equipped with stainless steel appliances. Enjoy your spacious private balcony with scenic views and a gas BBQ hookup, perfect for outdoor relaxation. The large primary bedroom includes a walk-in closet, while the full bathroom, in-suite laundry add to the convenience. This property also comes with a titled surface parking stall right in front of the building and an assigned storage locker. Located in a well-maintained complex with low condo fees, this immaculate unit is a must-see!**

Inclusions: **IN unit AC unit**

Property Listed By: **RE/MAX Real Estate (Mountain View)**

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





