



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**755 COPPERPOND Boulevard #4101, Calgary T2Z 4R2**

MLS® #: **A2197623**      Area: **Copperfield**      Listing Date: **02/26/25**      List Price: **\$321,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **767**  
 Low Sqft:  
 Ttl Sqft: **767**

DOM

**0**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **1**  
 Garage Sz:

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

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Hot Water, Natural Gas**      Flooring: **Carpet, Ceramic Tile, Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave Hood Fan, Refrigerator, Stove(s), Washer**  
 Int Feat: **Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Storage, Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>4`11" x 7`8"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>7`10" x 4`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`3" x 11`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`2" x 11`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`5" x 11`9"</b>	<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>16`7" x 16`9"</b>

Legal/Tax/Financial

Condo Fee: **\$397**      Title: **Fee Simple**      Zoning: **M-X1**

Fee Freq:  
**Monthly**

Legal Desc: **1510916**

Remarks

Pub Rmks: **Welcome to this beautifully designed main-floor corner unit, offering the perfect blend of modern comfort, privacy, and convenience. With direct walkout access, this home backs onto lush green space, providing a peaceful retreat with no neighboring buildings behind you—ideal for those who love nature and tranquility. Inside, you'll find a bright, open-concept living space flooded with natural light, featuring elegant flooring and contemporary finishes. The gourmet kitchen is a true centerpiece, boasting sleek cabinetry, granite countertops, and a spacious island with an eat-up breakfast bar—perfect for entertaining or casual dining. Designed with comfort in mind, the primary suite features a modern ensuite with a walk-in shower, while the second bathroom includes a deep soaking tub—both with stylish cabinetry and granite finishes. The two well-sized bedrooms offer ample closet space, making storage a breeze. This home also includes in-suite laundry, a titled underground parking stall, and a separate storage locker for added convenience. Step outside to your expansive private patio with a BBQ gas line, creating the perfect indoor-outdoor living experience. Located in the desirable community of Copperfield, you'll enjoy easy access to walking paths, parks, top-rated schools, the South Health Campus, and major roadways. Shopping and dining options are just minutes away at 130th, Seton, and Mahogany. Pet lovers rejoice! Dogs are allowed in the building with board approval, making this home an excellent choice for those with furry companions. This amazing home offers unbeatable value and is ready for you to move in! Schedule your private viewing today!**

Inclusions: **N/A**  
Property Listed By: **Greater Calgary Real Estate**

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











