



THE
A-TEAM

**RE/MAX
FIRST**

755 COPPERPOND Boulevard #2315, Calgary T2Z 4R2

MLS® #: **A2197643**

Area: **Copperfield**

Listing Date: **02/27/25**

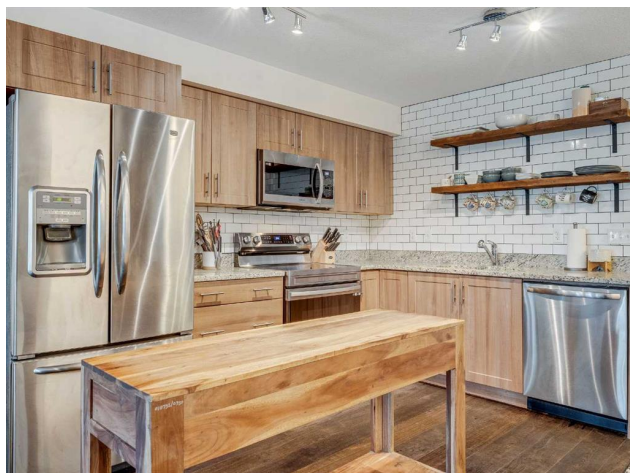
List Price: **\$255,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 01-Apr**

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: **589**
Low Sqft:
Ttl Sqft: **589**

DOM

45
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**
Garage Sz:

Access:
Lot Feat:
Park Feat:

Additional Parking,Assigned,Outside,Owned,Parkade,Parking Lot,Plug-In,See Remarks,Stall,Titled,Underground

Utilities and Features

Roof:
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Granite Counters,High Ceilings,Kitchen Island,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`11" x 4`11"	Bedroom	Main	12`11" x 8`10"
Kitchen	Main	11`7" x 15`2"	Living Room	Main	18`5" x 11`2"

Legal/Tax/Financial

Condo Fee:
\$431

Title:
Fee Simple

Zoning:
M-X1

Fee Freq:
Monthly

Legal Desc: **1412007**

Remarks

Pub Rmks: **Welcome to this beautifully upgraded and uniquely enhanced one-bedroom condo in Copperfield, where modern design meets everyday convenience. Unlike other units available, this one stands out with thoughtfully curated upgrades that elevate both style and functionality. Inside, you'll find wide-plank laminate flooring throughout the main living areas, creating a seamless, contemporary feel. The open-concept kitchen is a true showstopper, featuring GRANITE COUNTERTOPS, stainless steel appliances, ceiling-height subway tile backsplash, and natural wood display shelves—a custom touch you won't find in most units. The kitchen flows effortlessly into the spacious dining area and living room, which leads to your PRIVATE BALCONY with serene green space views. The primary suite is equally impressive, offering a walk-through closet with a custom-built desk, shelving, and storage, a rare and stylish addition that enhances both form and function. The 4-piece ensuite features a granite vanity and dual access to the main living area for added convenience. This unit also includes AIR CONDITIONING, full-sized in-suite laundry, TWO PARKING STALLS (one titled underground and one assigned surface stall), plus an assigned underground storage unit. Located in the heart of Copperfield, you're just steps from parks, walking paths, shopping, restaurants, the YMCA and library, and minutes from South Health Campus, with quick access to Stoney and Deerfoot Trail. With premium upgrades and unique features that set it apart, this condo offers an incredible opportunity for first-time buyers, investors, or those seeking stylish, low-maintenance living in a fantastic community!**

Inclusions: **Kitchen Island**
Property Listed By: **RE/MAX First**

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





