



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**279 COPPERPOND Common #1205, Calgary T2Z1J1**

MLS® #: **A2199299**

Area: **Copperfield**

Listing Date: **03/04/25**

List Price: **\$309,000**

Status: **Active**

County: **Calgary**

Change: **-\$3k, 10-Apr**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **741**

Low Sqft:

Ttl Sqft: **741**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**50**

Layout

Beds: **2 (2 )**

Baths: **2.0 (2 0)**

Style: **Apartment-Single  
Level Unit**

Access:

Lot Feat:

Park Feat: **Stall**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard,Hot Water**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home,Open Floorplan,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>11`2" x 8`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`6" x 11`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 9`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>8`10" x 11`7"</b>
<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$421**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**M-2**

Legal Desc:	1211608	Monthly	Remarks
Pub Rmks:	<b>This stunning 2-bedroom condo features two full ensuite bathrooms, in-suite laundry, and ample storage space! Designed for privacy, the spacious bedrooms are positioned on opposite sides of the living room, each with direct access to its own 4-piece bathroom. The open-concept layout includes a spacious living area that flows to the patio. The primary bedroom boasts a generous walk-through closet leading to a private ensuite. Additional highlights include a balcony with a gas line for a BBQ, titled parking, and a storage locker. Convenient visitor parking is available right at the main entrance. Book your private viewing today!</b>		
Inclusions:	none		
Property Listed By:	Century 21 Bravo Realty		

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













