



THE
A-TEAM

**RE/MAX
FIRST**

279 COPPERPOND Common #5307, Calgary T2Z 1J6

MLS® #: **A2199380** Area: **Copperfield** Listing Date: **03/04/25** List Price: **\$369,900**
 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:

Access:
 Lot Feat:
 Park Feat:

Parkade, Parking Pad, Stall, Titled, Underground

Finished Floor Area

Abv Sqft: **914**
 Low Sqft:
 Ttl Sqft: **914**

DOM

10

Layout

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

Parking

Ttl Park: **2**
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony, Storage**

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

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
 Int Feat: **Breakfast Bar, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	14`5" x 10`10"	Living Room	Main	14`5" x 12`4"
Dining Room	Main	14`7" x 9`9"	Laundry	Main	5`3" x 3`10"
Bedroom - Primary	Main	11`11" x 11`2"	Bedroom	Main	9`8" x 9`5"
4pc Ensuite bath	Main	8`2" x 4`10"	3pc Bathroom	Main	8`1" x 4`10"

Legal/Tax/Financial

Condo Fee: **\$506** Title: **Fee Simple** Zoning: **M-2**

Legal Desc: 1313292

Fee Freq:
Monthly

Remarks

Pub Rmks: **Beautiful and spacious apartment in quiet location with a nice park view. 2 bedrooms, 2 bathrooms & 2 titled parking. Open floor plan with big windows for brightness. SE facing balcony, Air conditioning, Gourmet kitchen with plenty of cabinet and countertop space, newer stainless steel appliances, granite countertops in kitchen and two bathrooms. Upgraded tiles. Upgraded engineered hardwood flooring. Big master bedroom with elegant ensuite bathroom. Both bedrooms strategically located on opposite sides of the unit for added privacy. Two titled parking stalls—one underground and one on the surface. Perfect location close to parks, schools, shopping and transportation.**

Inclusions: **Wardrobe in Foyer, Wall Cabinets in Dining Room & Bedroom, 2 TVs with Brackets**
Property Listed By: **CIR Realty**

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





