



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**279 COPPERPOND Common #5308, Calgary T2Z1J6**

MLS® #: **A2205270**

Area: **Copperfield**

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

List Price: **\$319,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **841**  
Low Sqft:  
Ttl Sqft: **841**

DOM

**26**

Layout

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

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Covered,Stall,Titled,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,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>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 8`7"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`11" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`4" x 8`10"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`2" x 17`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`10" x 12`7"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`2" x 9`11"</b>

Legal/Tax/Financial

Condo Fee:  
**\$456**

Title: **Fee Simple**  
Fee Freq:

Zoning: **M-2**

Legal Desc:	1313292	Monthly	Remarks
Pub Rmks:	<p><b>Located in the heart of family-friendly Copperpond, this 2-bedroom, 2-bathroom condo, complete with 2 parking stalls, offers both everyday comfort and smart investment potential. The open-concept layout makes great use of the space, with natural light pouring in from an east-facing balcony—perfect for quiet mornings and fresh air. Each bedroom has its own walk-in closet and bathroom, making this home ideal for roommates, guests, or even a flexible rental setup. The primary bedroom's ensuite is fully private and set apart from the main living space. You'll appreciate the convenience of in-unit laundry, assigned storage, and two titled parking stalls—one underground and one surface stall. Set in a walkable community surrounded by parks, schools, and pathways, this location also offers quick access to Stoney Trail, Deerfoot, 130th Avenue shopping, and the South Health Campus. Whether you're looking for your next home or a solid investment, this one checks all the boxes. Book your private showing today!</b></p>		
Inclusions:	<b>2 FOBs.</b>		
Property Listed By:	<b>Coldwell Banker Mountain Central</b>		

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







