



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**755 COPPERPOND Boulevard #3410, Calgary T2Z1R4**

MLS® #: **A2206450**

Area: **Copperfield**

Listing Date: **03/28/25**

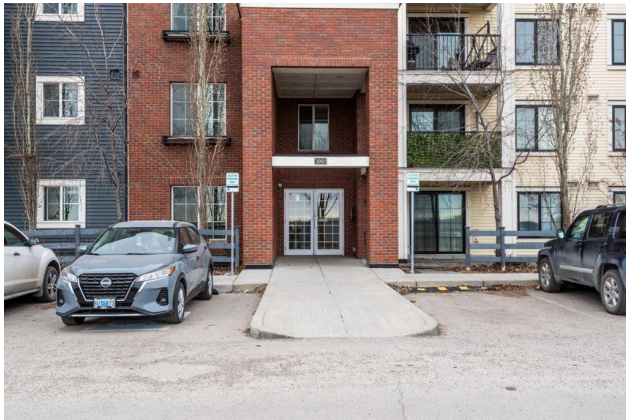
List Price: **\$369,000**

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:

Finished Floor Area

Abv Sqft: **800**  
Low Sqft:  
Ttl Sqft: **800**

DOM

**23**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment-Single Level Unit**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Landscaped**  
**Heated Garage,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,Dog Run,Fire Pit**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Closet Organizers,Granite Counters,High Ceilings,Open Floorplan,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`9" x 9`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 9`0"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`7" x 9`0"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 4`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 17`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`3" x 17`2"</b>
<b>Balcony</b>	<b>Main</b>	<b>6`11" x 11`9"</b>			

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$438

Fee Simple

M-X1

Fee Freq:

Monthly

Legal Desc:

1413047

Remarks

Pub Rmks:

**Stylish living meets modern convenience in this TOP FLOOR single level unit in the highly SOUGHT AFTER COPPERFIELD area! Find all the luxuries of a newer building such as CENTRAL AC, GRANITE countertops, vinyl flooring, lot of cabinet space and upgraded STAINLESS STEEL appliances with contemporary accent walls and 9 foot ceilings. This is a beautiful 2 bedrooms and 2 bathrooms unit, that is sure to be a great home for buyer. Also with TWO TITLED UNDERGROUND PARKING. The front facing, spacious top floor balcony looks over a gorgeous green belt and the rotary walkway which circles the entire city! close to the area's namesake copper pond, playgrounds, basketball courts, ice skating rink, tennis courts, community gardens, shopping and easy commuting to 130th shopping center , and 7 minutes from South Health Campus, and with easy access to Stoney Trail and Deerfoot. This unit has it all!**

Inclusions:

N/A

Property Listed By:

RE/MAX First

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





