

**3410, 755 Copperpond Boulevard SE**  
**Calgary, Alberta**
**MLS # A2233822**

**\$315,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	803 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 524
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Elevator, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Storage		
<b>Inclusions:</b>	none		

Location, location, location! This top-floor condo offers two parking stalls and dedicated additional storage, making it a rare find. Overlooking a pond, the west-facing balcony is perfect for enjoying the sunset and includes a gas outlet for your BBQ. The open-concept layout connects the living room, dining area, and kitchen. The kitchen features granite countertops, stainless steel appliances, and plenty of cabinetry. Vinyl plank flooring runs through the main living areas, while the bedrooms are finished with carpeting in neutral tones. The master bedroom is privately located on one side of the unit and includes a walk-through closet leading to a three-piece ensuite. On the opposite side, the second bedroom also offers a walk-through closet and access to the main four-piece bathroom, which has an additional entrance for guests. With 9-foot ceilings throughout, the unit feels spacious. Additional features include in-suite laundry with a newer washer and dryer, and extra in-unit storage. Two heated, titled parking stalls add even more value. Well managed complex with reasonable condo fees that include heat, water, and sewer. Conveniently located near parks, schools, walking paths, a courtyard, public transit, and all the shopping and dining options along 130th Avenue. Easy access to South Health Campus, the amenities of Legacy, and major routes including Stoney Trail and Deerfoot Trail. Whether you're looking for an investment or a place to call home, this property is an excellent choice.