

**5412, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2217433**



**\$319,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	768 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 521
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Veneer, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** NA

Looking for a place that's move-in ready, stylish, and in one of Calgary's most connected communities? Whether you're a first-time buyer, looking to downsize, or a smart investor - this top-floor condo in Copperfield might just check every box. You've got 2 bedrooms, 2 full bathrooms, and a layout that actually makes sense - open concept living and dining with a west-facing balcony flooding the space with natural light. The kitchen? It's sharp. Granite countertops, plenty of counter space, and room to actually cook. Granite in the bathrooms too - because details matter. The primary suite comes with a walk-through closet into a private ensuite, and yes - there's in-suite laundry. No more hallway treks with a basket. Now, let's talk lifestyle. Your balcony looks out over a greenbelt, mountain views, downtown skyline, and Calgary's rotary walkway - perfect for a sunset stroll or morning coffee moment. You're steps from parks, courts, skating rinks, Copper Pond, and just minutes to all the shopping on 130th Ave or the South Health Campus. Add in easy access to both Deerfoot and Stoney, and you're set for commuting anywhere. And guess what? Your condo fees cover heat, water and sewer - so budgeting's a breeze. This isn't just a great condo. It's a smart move. Reach out today to book your showing - before someone else snags it off the market.