

6411, 755 Copperpond Boulevard SE  
Calgary, Alberta

MLS # A2218475



# \$320,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	770 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 521
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

This top-floor, west-facing condo offers stunning, unobstructed views of the mountains and park! Enjoy the peace and privacy of having no upstairs neighbors in this bright and spacious 2-bedroom, 2-bathroom unit, featuring 770 sq ft of open-concept living with 9-ft ceilings and AIR CONDITIONING!! The modern kitchen boasts granite countertops and seamlessly flows into the living and dining areas, kept cool with a built-in A/C unit. Large picture windows and patio doors flood the space with natural light and lead to your own private balcony&mdash;perfect for relaxing and enjoying the sunset. Both generously sized bedrooms feature upgraded Hunter ceiling fans, with the primary bedroom offering a walk-through closet and a 4-piece ensuite. Enjoy the added convenience of in-suite laundry. Your TITLED underground parking stall is ideally located just steps from the elevator and includes a storage locker right in front. (Tax on Titled Parking stall is \$61/ Year) Condo fees include heat and electricity for added value. Top-floor, west-facing units like this are rare&mdash;don't miss your opportunity to call this one home. Book your showing today!