

**1311, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2232021**



**\$319,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	808 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Parkade, Plug-In, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 449
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** None

Modern Comfort & Convenience!! Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo located on the 3rd floor of a quiet, well-managed building in the heart of COPPERFIELD. 2 TITLED PARKING STALLS. This bright and inviting unit features Southeast exposure, allowing for abundant natural light throughout the day. Recently updated in 2023, including a new vinyl plank flooring, fresh paint, and refinished kitchen cabinet doors, giving it an inviting and modern feel. The open-concept layout includes a spacious living room with patio doors, leading on to a covered balcony with a gas BBQ hookup & perfect for your outdoor enjoyment. The kitchen is equipped with soft-close cabinetry, a tiled backsplash, pantry, and black appliances, offering both style and functionality. The two bedrooms are thoughtfully separated by the living room for enhanced privacy. The primary suite features a walk-through closet leading to a private 4-piece ensuite. The second bedroom is generously sized and located next to the second full 4-piece bathroom, making it ideal for guests, a home office, or a hobby room. Convenient in suite laundry/stacked washer & dryer. This fantastic unit comes with 2 titled parking stalls-one underground heated parking & one outdoor surface stall and storage locker. Quiet location, close to parks, schools, playground, transportation, restaurants, 130 Ave SE/Shopping center and South Health Campus Hospital. Easy access to Deerfoot Trail and Stoney Trail. Call for your private viewing!