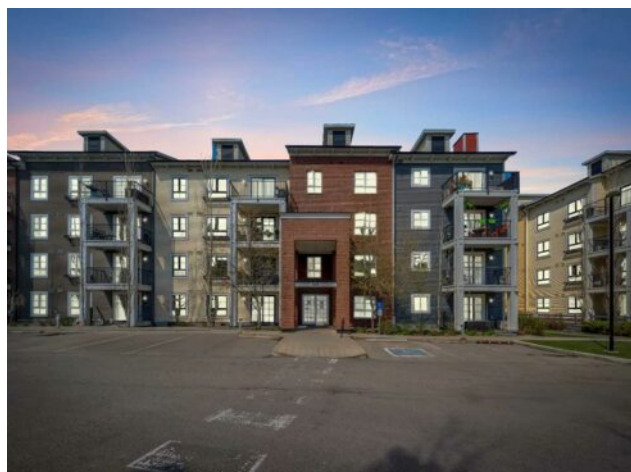


3105, 279 Copperpond Common SE  
Calgary, Alberta

MLS # A2237312



# \$294,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	801 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Parkade, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Electric, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: N/A

Ground Level Unit! Enjoy maintenance-free living in this 2-bedroom, 2 bathroom condo in the amenity-rich community of Copperfield. This bright and modern unit features an open-concept layout with a spacious kitchen boasting granite countertops, upgraded stainless steel appliances, a large island, modern glass backsplash, extra pantry and cabinetry, and wide plank hardwood floors that flow throughout the main living space. The knockdown ceilings add a stylish touch, and the layout is ideal for both everyday living and entertaining. The primary bedroom includes a walk-in closet and a private ensuite, while the second bedroom and full bath offer flexibility for guests or a home office. Enjoy the convenience of in-suite laundry, plenty of closet space, and your generous patio, which is perfect for relaxing or hosting guests. This unit comes with a titled heated underground parking stall and an assigned storage cage. Located in a well-managed complex close to parks, walking paths, playgrounds, and a variety of shops and services, this is an incredible opportunity to own in a vibrant, amenity-rich community. Exceptional value and move-in ready, don't miss it!