

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

MLS # A2254021



\$260,000

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|------------------|--|---------------|-------------------|
| 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: | Off Street, Parkade, Titled, Underground | | |
| Lot Size: | - | | |
| Lot Feat: | - | | |

| | | | |
|--------------------|--|-------------------|--------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Carpet, Linoleum | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 521 |
| Basement: | - | LLD: | - |
| Exterior: | Brick, Vinyl Siding, Wood Frame | Zoning: | M-X1 |
| Foundation: | - | Utilities: | - |
| Features: | Closet Organizers, Granite Counters, Open Floorplan, Walk-In Closet(s) | | |

Inclusions: N/A

Incredible value in this TOP FLOOR unit with sunny WEST exposure and park views! Offering 2 bedrooms and 2 ensuite bathrooms with convenient ensuite laundry, titled underground parking and an assigned storage locker. The open-concept design allows in an abundance of natural light and features a well equipped kitchen with granite counters, ample cabinet space and smooth transition to the living room which gives access to the balcony where you will enjoy summer evening sunsets. The primary bedroom is spacious and comes complete with a walk-through closet and 4 piece ensuite, while the generously scaled second bedroom also has cheater door entry to a 4 piece ensuite. You will love the greenspace with Calgary's rotary walkway right at your doorstep and being within walking distance to the pond, playgrounds, skating rink and only minutes to shopping on 130th ave with endless amenities. Experience low-maintenance living with condo fees that include heat, water, and sewer - and don't overlook the quick possession available! Schedule your showing today!