

**1101, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2163424**



**\$328,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	775 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 397
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Storage, Vinyl Windows		

**Inclusions:** n/a

Corner Unit | 2 Bedroom | 2 Washroom | Underground Parking. Former show suite, this gorgeous main floor unit is conveniently located with direct and bonus access to the outside from the patio which is also backing onto some greenspace offering plenty of privacy as it's not backing onto another building. This home has 2 Bedrooms, 2 Baths and 775 Sq ft of living space which also includes Titled UNDERGROUND parking as well as an additional STORAGE locker. You'll love the large open living space as you enter, the abundance of natural light that flows throughout as well as the brand-new flooring, the beautiful kitchen cabinets, granite countertops AND the large island with an eat-up breakfast bar. The same cabinets and granite countertops extend into the bathrooms, both are spacious. The master ensuite has a walk-in shower, and the second bathroom has a tub. Both bedrooms have good-sized closets, and the master includes custom built-in shelving. Additional features include built-in speakers, in-suite laundry, a large walkout patio, BBQ gas line and Air Conditioning. Freshly Painted, this home is completely turnkey and move-in ready! Don't miss out on a GREAT opportunity to own this amazing newly renovated home that is ready for quick possession in the heart of Copperfield and ideally located near paths, schools, parks, the new South Health Campus hospital and major roadways including 22x as well as shopping (130th, Seaton, Mahogany etc)&hellip;AMAZING VALUE and PRICED TO SELL &ndash; this one is a MUST SEE!