

**3113, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2176601**



**\$259,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	561 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, See Remarks	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Stone Counters		

**Inclusions:** None

Discover urban convenience and comfort in this stylish ground-floor one-bedroom condo. Thoughtfully designed, this home offers a spacious open-concept layout with a bright living area that flows seamlessly into a modern kitchen. The kitchen boasts sleek cabinetry and a large custom island, providing extra prep space and a perfect spot for casual dining and entertaining. The generously sized bedroom includes plenty of closet space and a large window that fills the room with natural light, while the bathroom, conveniently accessible from both the bedroom and living room, features contemporary finishes and ample storage. For added convenience, in-suite laundry makes everyday living easy. Step outside to enjoy your private patio, ideal for morning coffee or evening relaxation. Plus, the condo complex has recently installed solar panels, which will help reduce utility bills and keep condo fees low, adding even more value to this fantastic property. Surrounded by beautifully landscaped green spaces, this condo is ideal for first-time buyers, investors, or anyone seeking low-maintenance living in a prime location. Don't miss out on this incredible opportunity — schedule your viewing today!