

**4115, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2197826**



**\$239,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	585 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall, Titled		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

**Heating:** Hot Water

**Water:** -

**Floors:** Laminate

**Sewer:** -

**Roof:** -

**Condo Fee:** \$ 301

**Basement:** -

**LLD:** -

**Exterior:** Brick, Vinyl Siding

**Zoning:** M-X1

**Foundation:** -

**Utilities:** -

**Features:** Granite Counters, Kitchen Island, Open Floorplan

**Inclusions:** NA

Welcome to this beautiful 1-bedroom, 1-bathroom condo, perfectly situated on the first floor for easy access and convenience. Whether you're a first-time buyer, downsizer, or investor, this home offers the perfect blend of comfort, functionality, and location. Once you step inside you are greeted by a spacious, open-concept layout that maximizes both comfort and natural light. Large windows allow sunlight to pour in, creating a warm and inviting atmosphere. The generous living area seamlessly connects to the dining space and kitchen, making it perfect for entertaining or simply enjoying a quiet evening at home. The thoughtfully designed kitchen provides plenty of counter and cabinet space, making meal preparation a breeze. Whether you're a seasoned cook or just love a cozy spot for your morning coffee, this kitchen is both practical and stylish. The spacious bedroom offers a peaceful retreat with ample room for a large bed and additional furniture. A well-sized closet ensures you have plenty of storage space for your wardrobe and personal items. The modern bathroom is sleek and functional, featuring contemporary finishes and a relaxing atmosphere. Enjoy the benefits of first-floor living, which provides easy access without the hassle of stairs or elevators. This is ideal for anyone seeking added accessibility and convenience. Parking is never an issue with your dedicated single parking stall, offering secure and convenient parking right outside your home. Additionally, this condo boasts quick access to main roads, making commuting or running errands effortless. Whether you're heading to work, visiting friends, or exploring the city, you'll appreciate the seamless connectivity. This fantastic home is surrounded by an abundance of nearby amenities, including shopping centers, grocery stores, cafes, restaurants, and fitness facilities—everything you need is just minutes

away. But that's not all&mdash;nature lovers will appreciate the proximity to parks, walking trails, and green spaces, perfect for morning jogs, weekend hikes, or peaceful evening strolls. With its spacious layout, bright interiors, prime location, and easy access to everything you need, this 1-bedroom, 1-bathroom condo is the perfect place to call home. Don&rsquo;t miss this incredible opportunity&mdash;schedule a viewing today!