

4104, 279 Copperpond Common SE  
Calgary, Alberta

MLS # A2231732



## \$309,000

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 803 sq.ft.                         | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Titled, Underground                |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 445 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame                                    | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s) |                   |        |

**Inclusions:** None

Welcome to this FRESHLY PAINTED 2-BEDROOM, 2-ENSUITE BATHROOM main floor condo nestled in the vibrant community of Copperfield. Designed with an OPEN CONCEPT LAYOUT, this BRIGHT home offers a seamless flow perfect for both relaxing and entertaining. The kitchen boasts abundant CUSTOM EXPRESSO CABINETS and PANTRY SPACE, STAINLESS STEEL APPLIANCES, and a KITCHEN ISLAND ideal for culinary adventures and gatherings. The primary bedroom is GENEROUSLY SIZED, featuring a WALK-THROUGH CLOSET and a 3-piece ENSUITE BATHROOM for added comfort and convenience. The second bedroom is SPACIOUS with a WALK-THROUGH CLOSET and 4 piece ENSUITE BATHROOM that doubles as the main bathroom. Step outside onto the PRIVATE PATIO facing the tranquility of green space, perfect for morning coffee or evening unwinding. This unit includes an UNDERGROUND TITLED PARKING STALL and an ASSIGNED STORAGE LOCKER for your convenience. Located within WALKING DISTANCE TO PARK, PLAYGROUND and SHOPPING PLAZAS, you'll have easy access to everyday essentials and dining options. The area is rich with amenities, including schools, parks, and scenic pathways, with quick access to McIver Blvd and 130 Avenue. A short drive takes you to South Trail Crossing shopping center, where you'll find an array of restaurants, retail stores, and professional services. DON'T MISS THIS FANTASTIC OPPORTUNITY to own a beautiful, move-in-ready condo in a sought-after community. Schedule your viewing today!