

**2208, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2290107**



**\$320,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	806 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 456
<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, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to a truly rare opportunity with a NEW REDUCED PRICE - 3-bedroom, 2-bathroom condo with TWO titled parking stalls, all in an unbeatable location near walking paths and everyday shopping. Offering 806 square feet of exceptionally functional space, this thoughtfully designed layout delivers flexibility that's hard to find. Whether you need extra bedrooms, a home office (or two), or space for guests, this unit adapts beautifully to your lifestyle. The bright, open living area flows seamlessly to your balcony &mdash; complete with a gas line for your BBQ &mdash; making evening sunsets and summer grilling effortless. Inside, you'll appreciate vinyl flooring in the kitchen and bathrooms, along with the comfort and convenience of a brand-new washer and dryer in your in-suite laundry. The primary bedroom features its own private ensuite, while two additional bedrooms provide versatility for family, roommates, or work-from-home needs. And let's talk about what truly sets this property apart: two titled parking stalls &mdash; one underground and one surface. Whether you have a two-vehicle household, frequent guests, or simply value the flexibility, this is a feature you simply don't see every day. An assigned storage locker located conveniently near the underground stall adds even more practical value. Immediate possession is available, so you can move in and start enjoying the lifestyle right away. Call your realtor to book your showing!