

2211, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2201799



\$324,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	772 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	-	Condo Fee:	\$ 421
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

OPEN HOUSE SUNDAY MARCH 16th 1:30-3:30pm. This totally turnkey, 2 bed/2 bath unit in the desirable SE community of Copperfield is ready for you! You'll love the open-concept design which seamlessly connects the living, dining, and kitchen areas, providing an ideal space for entertaining and everyday relaxing in your space. The unit is naturally bright and sun soaked throughout the afternoon/evenings thanks to a West exposure and large windows. You will feel at home from the moment you walk in due to its great energy and recent updates which include fresh paint, newer carpeting & vinyl flooring. The hub of this home is the inviting kitchen w/gorgeous new quartz counter tops, subway tile backsplash and stainless steel appliances - there's plenty of room for larger dining tables so its great for host dinner parties. The well appointed living room boasts a rare corner gas fireplace which creates a cozy ambiance and keeps you warm on cold Winter nights. A sliding door leads to the great sized balcony where you can BBQ (w/gas hookup), eat al fresco (weather permitting) and soak in the fresh air all while the sun sets. The good sized primary bedroom includes a spacious walk-through closet and 3 pc ensuite w/large shower and new quartz top vanity. The living room separates the 2 bdrms creating privacy. The 2nd bdrm is a fantastic size and would lend itself nicely as a guest room, home office, crafts/hobby room or as a space for your yoga practice/peloton/gym equipment or it can simply be another full time bedroom for your family. The 2nd bdrm has a private/cheater entrance to the main 4 pc bathroom with a deep soaker tub and new quartz top vanity making it feel like another ensuite. The in-suite laundry adds an extra layer of convenience to your daily routine. This unit also comes with a storage locker and an oversized,

titled underground parking stall with no one sharing the space so your vehicle will be safe from all seasonal elements and accidental door dents! There's visitor parking available in front of the main entrance for your guests. The location within the community is beyond fantastic, there's a large field with a playground and basketball court area just steps from the buildings front door as well as a neighborhood shopping centre with a Tim Hortons so you can satisfy all of your coffee/donut cravings as well as a Shell gas station and carwash just minutes away (really helpful for when you tell yourself you don't need gas at night because it can "wait til morning") Families will love the schools and additional playgrounds nearby, outdoor enthusiasts will love the bike/walking paths, ice rinks and tennis courts within the community and commuters will love how easy it is to access Stoney & Deerfoot Trails as well as it's proximity to public transit and the South Health Campus. Everything you need can be found in the nearby 130th Avenue shopping district including restaurants, cafes, grocery stores, big box/niche shops, and tons of other amenities.