

1108, 755 Copperpond Boulevard SE
Calgary, Alberta

MLS # A2225510



\$259,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	571 sq.ft.	Age:	2014 (11 yrs old)
Beds:	1	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 301
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-X1
Foundation:	-	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, See Remarks		

Inclusions: 3 floating black shelves in LR, Spice Jars in Kitchen, 4 blue cubes in LR, 3 "man" hooks behind front door, shelving above toilet, front building key, unit key, mail key

Welcome to this UPDATED ground level 1-bedroom / 1 bathroom condo in Copperfield II SE! This AIR CONDITIONED open concept layout is perfect for the first time buyer. The kitchen updates include: professionally painted cabinets in 2-tones with new knobs, granite countertops with undermount sink, glass backsplash, matte black faucet, BRAND NEW Stainless Steel appliances with transferrable warranty. The flattop surface cooktop features convection and air-fry modes - and has yet to be used (was installed just the other week!) The kitchen features an island with room for seating. Just off the kitchen is a built-in desk with custom glass top - perfect for office work or your drop zone. The living area flooring has been updated to vinyl plank with the bedroom carpet also being updated. Off the living room is a spacious east facing deck that spans almost the entire width of the unit - loads of room for sitting and enjoying the morning sunshine. The large primary bedroom has a walk-through closet with built-in cabinets which lead into the Jack and Jill bathroom. The bathroom has new plumbing for the shower along with a rainfall showerhead, and a new faucet in the sink. Shut off valves were also installed on both sinks. This unit features USB outlets throughout the unit - easy to plug in and charge wherever you go! Oh - and did I mention you even have BRAND NEW LAUNDRY SET in the unit?? This unit comes with an outdoor assigned parking stall and then storage is located in the underground parkade. Located near South Campus Hospital, 130th Ave Shopping, McKenzie Town and more! Step out the front door and you're close to walking paths and Copper Pond trails. Just need to pack and move in!!