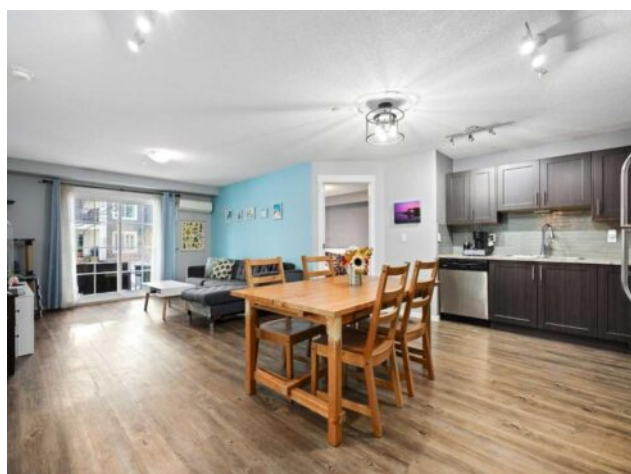


5105, 755 Copperpond Boulevard SE  
Calgary, Alberta

MLS # A2289892



## \$300,000

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	804 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 569
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

**Inclusions:** None

Welcome to this beautifully designed 2-bedroom, 2-bathroom condo in the vibrant community of Copperfield — offering comfort, privacy, and exceptional value. As you walk in, you're greeted by an open-concept living space that seamlessly connects the living room, kitchen, and dining area — perfect for both everyday living and entertaining. Large patio doors lead out to your private patio, ideally situated on a peaceful green belt between the buildings. In the summer months, this space transforms into a lush retreat filled with mature trees and shrubs, creating a serene and private outdoor escape. Thoughtfully designed for maximum privacy, the bedrooms are positioned on opposite sides of the main living area. The spacious primary suite features a walk-through closet and a private 4-piece ensuite. The second bedroom is also generously sized and includes its own walk-through closet with convenient access to the second shared 4-piece bathroom — ideal for guests, roommates, or a home office setup. Luxury vinyl plank flooring runs throughout, creating a modern, cohesive feel that's both stylish and low maintenance. A rare and highly desirable feature — this unit includes TWO parking stalls in the heated underground parkade. Whether you have two vehicles, live with a partner, or simply want the flexibility of extra parking for guests, this is a major value-add that sets this condo apart. Enjoy the comfort of secure, heated parking year-round — no scraping windows in winter — plus the convenience of an additional secure storage unit. Condo fees remain reasonable and include heat and water, adding even more value. Beyond the home itself, Copperfield is one of Calgary's most sought-after southeast communities. Known for its scenic walking paths, ponds, parks, and family-friendly atmosphere, it offers the

perfect balance of nature and convenience. Residents enjoy easy access to schools, playgrounds, shopping amenities, restaurants, and major roadways, making commuting simple while still enjoying a peaceful neighbourhood setting. Whether you're a first-time buyer, downsizer, or investor, this condo offers incredible value in a welcoming and well-established community. Don't miss your opportunity to call Copperfield home!