

5211, 279 Copperpond Common SE
Calgary, Alberta

MLS # A2162990



\$327,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	768 sq.ft.	Age:	2012 (12 yrs old)
Beds:	2	Baths:	2
Garage:	Heated Garage, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 414
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: NA

Discover the charm of this remarkable second-floor, 2-bedroom, 2-bathroom condo in Copperfield—a location that offers convenience to all of life’s essentials, including South Trail Crossing and the future Green Line LRT. This well-cared-for, smoke-free home has been lovingly maintained by its original owner and is move-in ready! As you step inside, beautiful wide plank engineered hardwood floors guide you through the open-concept layout. The spacious living room, featuring a rare gas fireplace and AC (\$12,000 upgrade) offers a cozy and stylish ambiance that allows you to enjoy this space year round. The dining area seamlessly connects to an impressive kitchen, making it an ideal space for entertaining. The primary bedroom is a retreat of its own, complete with a walk-through closet and a private ensuite bath with new tile and toilet. The secondary bedroom, recently updated with new carpet, and an additional bathroom with new tile and toilet, are located on a separate wing of the condo for added privacy. Appreciate the convenience of in-suite laundry with a new WiFi-enabled washer and dryer, and fresh paint throughout (2024). Lastly, enjoy your time on the private balcony where you can spend mornings enjoying your coffee or evening BBQing with the convenience of the BBQ gas line. This unit has a separate assigned oversized storage locker and an END TITLED parking stall located just steps from the elevator in the heated parkade, which includes a heated ramp to keep snow and ice at bay. This well-managed building offers an exceptional opportunity for investors, first-time buyers, or downsizers. Pets are allowed with board approval, adding to the appeal of this fantastic unit