

**2312, 279 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2276053**

**\$335,000**



<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Heated Garage, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 515
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Storage, Track Lighting		
<b>Inclusions:</b>	TV mounts		

For the busy professional or perhaps someone wanting to simplify or downsize this may be the answer. A spacious 2 bedrooms, 2 bath, 913 sq. ft. corner-unit apartment complete with a fabulous view in the community of Copperfield SE needs your attention. The foyer invites you into the open-plan dining/living/kitchen area flooded with an impressive amount of natural light from south- and west-facing windows and the balcony door. This area has luxury vinyl plank flooring and a corner gas fireplace in the living room, and an air conditioner for added comfort. The kitchen features sleek modern cabinetry and lots of it, with stainless appliances, granite countertops and a breakfast bar/island. The primary carpeted and large bedroom has a convenient walk-through closet leading to your own private 3-pc. ensuite. A second bedroom, also carpeted, is adjacent to the main 4-pc. bath. The railed balcony provides you with additional space where you can enjoy your morning coffee. A closeted laundry area completes the apartment. Additional amenities include a secure, titled underground parking stall, a second titled outside parking stall, an assigned storage unit, professional property management, to spare you the worry, which incorporates grounds maintenance, snow removal and security. Superb location as it is close to Stoney and Deerfoot Trails and 130th Avenue SE with its myriads of shops and restaurants (Walmart Super Centre), near Copperfield Community Centre and Rink/Park and the South Health Campus. Call and book your private showing today.