

**1305, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2278783**

**\$285,000**



<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	809 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Hot Water, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 551
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Veneer, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Enjoy sun-filled mornings in this exceptionally bright, southeast-facing condo offering 809 sq. ft. of thoughtfully designed living space. The open-concept layout features two bedrooms and two bathrooms, with a spacious central living area and a desirable split-bedroom design that provides comfort and privacy—ideal for professionals, roommates, or downsizers alike. The stylish kitchen is equipped with a centre island, wood-inspired cabinetry, a light neutral tile backsplash, and a sleek black appliance package, creating a warm and functional space for everyday living and entertaining. The primary bedroom includes blackout drapes, a walk-through closet, and a private 3-piece ensuite, while the second bedroom offers direct access to the 4-piece bathroom with in-suite laundry—perfect for guests or a home office setup. Step outside to your sunny balcony with a natural gas line, ideal for morning coffee or summer BBQs. Additional features include titled underground parking and separate storage. Conveniently located near Mahogany Village Market, the Shoppes of South Trail, scenic pathways, and major roadways including 52 Street SE and Stoney Trail. Nearby transit options make commuting effortless, offering a balanced lifestyle of comfort, convenience, and connectivity.