

**1108, 755 Copperpond Boulevard SE
Calgary, Alberta**

MLS # A2225510



\$230,000

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:	\$ 395
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 stylishly updated ground-level 1-bedroom, 1-bathroom condo in Copperfield Park II, located in the heart of SE Calgary. Ideal for first-time buyers, this air-conditioned unit combines comfort, convenience, and modern flair. The kitchen is a standout feature, showcasing professionally painted two-tone cabinetry accented with sleek new hardware. Granite countertops complement the glass tile backsplash and matte black faucet, while the brand new stainless steel appliances—with transferrable warranty—offer peace of mind. The flat-surface cooktop includes both convection and air-fry modes and has never been used, adding a chef-friendly touch. A built-in island provides seating and functionality, and just off the kitchen, a custom glass-top desk creates the perfect space for remote work or everyday organization. The living area is warm and inviting, featuring upgraded vinyl plank flooring and a large east-facing deck that spans nearly the entire width of the unit—perfect for enjoying a quiet morning coffee in the sun. The bedroom has new carpeting and leads to a walk-through closet with custom built-ins, flowing seamlessly into the Jack and Jill-style bathroom. Updates here include new plumbing for the shower, a luxurious rainfall showerhead, a new sink faucet, and added shut-off valves for both sinks. USB outlets are installed throughout the unit, allowing easy charging wherever you are. A brand new laundry set completes the package, making day-to-day life that much more convenient. For parking, you’ll have an assigned outdoor stall, and your extra storage space is located in the secure underground parkade. The location places you close to South Campus Hospital, the shops of 130th Avenue, McKenzie Towne, and plenty of walking paths around Copper Pond. Everything’s been updated—all

that's missing is you. Book your showing today!