

**6308, 755 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2209577**



**\$245,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	564 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<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>	\$ 301
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-X1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Elevator, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** NA

Check out this beautifully maintained third-floor condo, nestled in the sought-after neighborhood of Copperfield. Thoughtfully designed for modern living, this bright and welcoming unit features elegant luxury vinyl plank flooring that seamlessly ties together the open-concept kitchen and living space. Sunlight pours through the southeast-facing windows, filling the home with warmth and natural light. Step out from the living area onto your own private balcony—ideal for morning coffee or evening relaxation in the sun. The kitchen is as functional as it is beautiful, outfitted with stainless steel appliances, granite countertops, and a recently upgraded faucet—perfect for everyday cooking and entertaining. This smartly laid-out unit includes a generously sized bedroom and a full 4-piece bathroom, offering comfort and convenience. With low monthly condo fees, this is a fantastic opportunity for first-time buyers, downsizers, or savvy investors. Additional highlights include a titled parking stall and extra storage space to keep your belongings organized and secure. Don't miss your chance to own a bright, modern condo in one of Calgary's most dynamic communities