

# \$224,900 - 2403, 755 Copperpond Boulevard Se, Calgary

MLS® #A2104244

**\$224,900**

1 Bedroom, 1.00 Bathroom, 469 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

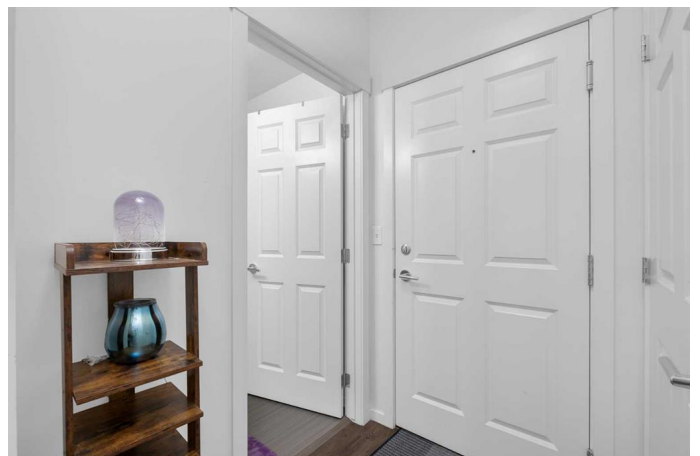
Welcome to the epitome of comfort and style at Copperfield Park! This captivating top-floor unit, adorned with 9' ceilings, creates a spacious and light-filled ambiance. Immerse yourself in the perfect blend of style and functionality with numerous upgrades enhancing the living experience.

Meticulously maintained, this one-bedroom, 4pc bath haven is move-in ready, providing an ideal retreat for individuals or couples seeking modern comfort. The west-facing balcony floods the space with natural light, offering a delightful spot to bask in sunshine and unwind privately.

Not only does this unit charm with its aesthetics, but the allure is accentuated by low condo fees, ensuring you relish all the perks without straining your budget. At such an attractive price point, this residence becomes the perfect first home, offering a smarter alternative to renting, or an excellent addition to your investment portfolio.

Nestled in the sought-after south community of Copperfield, the location provides easy access to nearby amenities, including shopping centers, restaurants, and parks.

Step outside, and you'll find yourself mere moments away from a park, green spaces, a dog run, and scenic walking paths. Whether you're a fan of retail therapy or crave outdoor



adventures, everything is conveniently close to this beautiful abode.

Its the perfect way to start your investment portfolio by assuming the tenant & lease already in place. And at this price with rates expected to drop, it might just be the smartest investment you make!

Seize this incredible opportunity to claim your piece of Copperpond living. Schedule a viewing today, and let the vision of your new lifestyle unfold in this remarkable home!

Built in 2014

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2104244    |
| Price          | \$224,900   |
| Sold Price     | \$218,000   |
| Bedrooms       | 1           |
| Bathrooms      | 1.00        |
| Full Baths     | 1           |
| Square Footage | 469         |
| Acres          | 0.00        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Apartment   |
| Style          | Apartment   |
| Status         | Sold        |

**Community Information**

|             |                                   |
|-------------|-----------------------------------|
| Address     | 2403, 755 Copperpond Boulevard Se |
| Subdivision | Copperfield                       |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T2Z4R2                            |

**Amenities**

|                |                                                 |
|----------------|-------------------------------------------------|
| Amenities      | Parking, Snow Removal, Storage, Visitor Parking |
| Parking Spaces | 1                                               |
| Parking        | Stall                                           |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | No Smoking Home, Open Floorplan, Quartz Counters                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Window Coverings |
| Heating           | Baseboard, Natural Gas                                                         |
| Cooling           | None                                                                           |
| # of Stories      | 4                                                                              |

### Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Construction      | Brick, Vinyl Siding, Wood Frame |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 29th, 2024 |
| Date Sold      | March 15th, 2024   |
| Days on Market | 46                 |
| Zoning         | M-X1               |
| HOA Fees       | 0.00               |

### Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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