

# \$319,900 - 2211, 279 Copperpond Common Se, Calgary

MLS® #A2201799

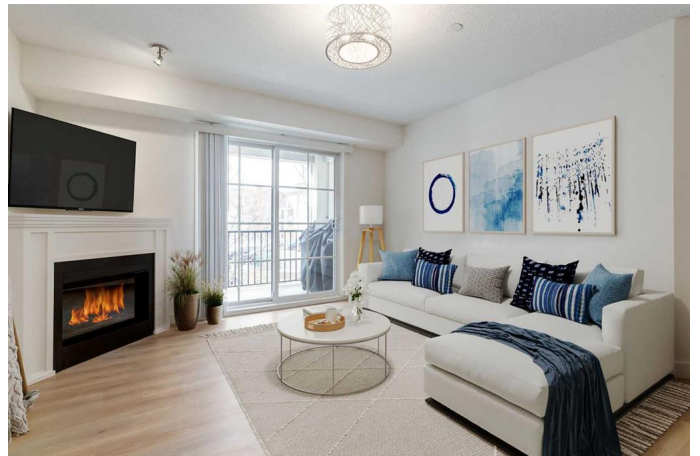
**\$319,900**

2 Bedroom, 2.00 Bathroom, 772 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

This totally turnkey, 2 bed/2 bath unit in the desirable SE community of Copperfield is ready for you and features great style and function and serious value! Youâ€™ll love the open-concept design which seamlessly connects the living, dining, and kitchen areas, providing an ideal space for entertaining and everyday relaxing in your space. The unit is naturally bright and sun soaked throughout the afternoon/evenings thanks to a West exposure and large windows. You will feel at home from the moment you walk in due to its great energy and recent updates which include fresh paint, newer carpeting & vinyl flooring. The hub of this home is the inviting kitchen w/gorgeous new quartz counter tops, subway tile backsplash and stainless steel appliances - there's plenty of room for larger dining tables so its great for host dinner parties. The well appointed living room boasts a rare corner gas fireplace which creates a cozy ambiance and keeps you warm on cold Winter nights. A sliding door leads to the great sized balcony where you can BBQ (w/gas hookup), eat al fresco (weather permitting) and soak in the fresh air all while the sun sets. The good sized primary bedroom includes a spacious walk-through closet and 3 pc ensuite w/large shower and new quartz top vanity. The living room separates the 2 bdrms creating privacy. The 2nd bdrm is a fantastic size and would lend itself nicely as a guest room, home office, crafts/hobbie room or as a space for your yoga practice/peloton/gym equipment or it can



simply be another full time bedroom for your family. The 2nd bdrm has a private/cheater entrance to the main 4 pc bathroom with a deep soaker tub and new quartz top vanity making it feel like another ensuite. The in-suite laundry adds an extra layer of convenience to your daily routine. This unit also comes with a storage locker and an oversized, titled underground parking stall with no one sharing the space so your vehicle will be safe from all seasonal elements and accidental door dents! There's visitor parking available in front of the main entrance for your guests. The location within the community is beyond fantastic, there's a large field with a playground and basketball court area just steps from the buildings front door as well as a neighborhood shopping centre with a Tim Hortons so you can satisfy all of your coffee/donut cravings as well as a Shell gas station and carwash just minutes away (really helpful for when you tell yourself you don't need gas at night because it can "wait til morning") Families will love the schools and additional playgrounds nearby, outdoor enthusiasts will love the bike/walking paths, ice rinks and tennis courts within the community and commuters will love how easy it is to access Stoney & Deerfoot Trails as well as it's proximity to public transit and the South Health Campus. Everything you need can be found in the nearby 130th Avenue shopping district including restaurants, cafés, grocery stores, big box/niche shops, and tons of other amenities.

Built in 2012

### **Essential Information**

MLS® #	A2201799
Price	\$319,900
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	772
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

### **Community Information**

Address	2211, 279 Copperpond Common Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2S 0Z4

### **Amenities**

Amenities	Elevator(s), Parking, Storage, Trash, Visitor Parking
Parking Spaces	1
Parking	Parkade, Underground, Titled

### **Interior**

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Baseboard
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
# of Stories	4

### **Exterior**

Exterior Features	Balcony, Basketball Court
Construction	Brick, Vinyl Siding, Wood Frame

### **Additional Information**

Date Listed March 13th, 2025

Days on Market 21

Zoning M-2

## **Listing Details**

Listing Office CIR Realty

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