

279 Copperpond Common SE # 4412 Calgary, AB T2Z 1J5

**Residential
Incomplete**

A1222982

DOM: 0
CDOM: **LP:** \$269,900.00
OP: \$0.00



Class: Apartment
County: Calgary
Type: Low Rise (2-4 stories)
Levels: Single Level Unit
Year Built: 2013
LINC#: [0035797258](#)
Arch Style: Apartment
Possession: Negotiable
Lot Dim:
Legal Desc: 1312354;433
Legal Pln: 1312354 **Blk:** **Lot:** **Condo:** Yes

Zoning: M-2
Title to Lnd: Fee Simple
Disclosures: No Disclosure
Restrict: Board Approval, None Known
Tax Amt/Yr: \$1,581.00/2021
Loc Imp Amt:
Front Exp: SW

Public Remarks: FANTASTIC LOCATION!!! Is this TOP floor CORNER unit your next home? Welcome to this bright over 900sqft condo where you are greeted by an open floor plan that features two bedrooms and two bathrooms making it a perfect home for a young professional or couple! Kitchen is upgraded with granite counters and island, stainless steel appliances, upgraded cabinets with added pot drawers, and an under-mount sink! Large windows, gleaming hardwood, and a corner gas fireplace highlight the living room. Master bedroom features a walk-in closet and 3 piece ensuite with deluxe shower. Second bedroom is spacious and comes with a built-in Murphy bed as an added bonus! Balcony is a great size and has natural gas line! There is also underground parking and storage. Show home condition; don't miss out and come check it out today!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Main: 0	Mtr2	0	SqFt
EnSt Bth:	0	0	1	0	0	Rms Abv: 5	Upper: 0	Mtr2	0	SqFt
	0	1	0	0	0		Blw Grade: 0	Mtr2	0	SqFt
							Total AG: 84.90	Mtr2	913.87	SqFt

Property Information

Basement: None
Heating: Baseboard, Natural Gas
Construction: Brick, Vinyl Siding, Wood Frame
Foundation: Poured Concrete
Exterior Feat: Other
Roof Type: Asphalt Shingle
Reports: RMS Supplements
Parking: Titled, Underground **Total:** 1
Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Walk-In Closet(s)
Comm Feature: Park, Schools Nearby, Playground, Sidewalks, Street Lights, Shopping Nearby
Lot Features: Corner Lot
Goods Include: Dishwasher, Washer, Dryer, Electric Stove, Garage Control, Microwave Hood Fan, Refrigerator, Window Coverings
Appliances: Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Other Equip: None
Goods Exclude: NA

Lndry Feat: In Unit
Cooling: None
Fireplaces: 1/Gas
Flooring: Carpet, Hardwood, Tile
Fencing: None
Balcony: Balcony(s)


Condo Information

Condo Name: Copperfield Park
Condo Type: Conventional
Mgmt Co/Ph: Simcoe/4032340166
Prk Plan Type: Titled
Legal Desc: 1312354/1312354;433
Legal Park: 1312354/474
Post Tension: No
Prk Stall #: 474
Storage Type: Assigned, Separate from Unit
Locker #: 433
Registrd Size:
Legal Stor:
of Units:
Fee Includes: Common Area Maintenance, Heat, Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Condo Fee: \$425.16/Monthly
HOA:
Floor #: 4
Elevators: 1
Total Floors: 4
Common Walls: 2+ Common Walls
Unit Exposure: SW
Unit Factor: 42
Prk Unit Factor: 1
Reg Size Incl:
Assoc Amen: Elevator(s), Parking, Trash, Visitor Parking

ROOMS INFORMATION

Type	Level	Dimensions	Type	Level	Dimensions
Kitchen	Main	10`4" x 9`9"	Dining	Main	12`3" x 6`4"
Living	Main	14`5" x 11`5"	Laundry	Main	5`3" x 3`5"
Primary Bed	Main	11`10" x 11`2"	Bedrm	Main	9`8" x 9`4"
Balcony	Main	11`7" x 6`6"	3pc Ensuite bath	Main	7`11" x 4`10"
4pc Bathroom	Main	8`0" x 4`10"			

Agent & Office Information

List REALTOR®:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	REAL BROKER	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime		
Showing Contact:	Mike Abou Daher 403-809-9386	List Date:	05/27/2022
Comm:	2.5% on the first 100k, 1.5% on the balance.	Expiry Dt:	09/26/2022
LB Type/Info:	CREB Lobby Box/Lock box at front door of unit	With Dt:	
Owner Name:	Denison	Ownership:	Private
Occupancy:	Tenant	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com "Due to concerns about COVID-19 and as a courtesy to all parties, please do not schedule or attend showings if anyone in your party exhibits cold/flu-like symptoms or has been exposed to the virus and please wear masks"		

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INFORMATION HEREIN DEEMED RELIABLE BUT NOT GUARANTEED. AS OF 2017 MEASUREMENTS ARE PER RESIDENTIAL MEASUREMENT STANDARDS (RMS).