

755 Copperpond Boulevard SE # 5412 Calgary, AB T2Z 4R2**Residential
Incomplete
Banner:****A2217433****DOM:** 0 **LP:** \$319,000.00**CDOM:** **OP:****Bright, West-Facing Top-Floor Condo with Mountain and Downtown Views!**

Class:	Apartment	City:	Calgary
County:	Calgary	Subdivision:	Copperfield
Type:	Low Rise (2-4 stories)	Ttl Beds:	2
Levels:	Single Level Unit	F/H Bth:	2/0
Year Built:	2014	RMS SQFT:	768.00
LINC#:	0036486215	LP/SF:	\$415.36
Arch Style:	Apartment-Single Level Unit	Suite:	No
Possession:	Negotiable	Lot Size:	SF SM
Lot Dim:		Lot Depth:	M'
Front Length:		Lot:	Condo: Yes
Legal Desc:	1510025;531		
Legal Pln:	1510025 Blk:		
Zoning:	M-X1	Tax Amt/Yr:	\$1,592.00/2024
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	W
Restrict:	Easement Registered On Title, Restrictive Covenant, Utility Right Of Way		

Public Remarks: Looking for a place that's move-in ready, stylish, and in one of Calgary's most connected communities? Whether you're a first-time buyer, looking to downsize, or a smart investor - this top-floor condo in Copperfield might just check every box. You've got 2 bedrooms, 2 full bathrooms, and a layout that actually makes sense - open concept living and dining with a west-facing balcony flooding the space with natural light. The kitchen? It's sharp. Granite countertops, plenty of counter space, and room to actually cook. Granite in the bathrooms too - because details matter. The primary suite comes with a walk-through closet into a private ensuite, and yes - there's in-suite laundry. No more hallway treks with a basket. Now, let's talk lifestyle. Your balcony looks out over a greenbelt, mountain views, downtown skyline, and Calgary's rotary walkway - perfect for a sunset stroll or morning coffee moment. You're steps from parks, courts, skating rinks, Copper Pond, and just minutes to all the shopping on 130th Ave or the South Health Campus. Add in easy access to both Deerfoot and Stoney, and you're set for commuting anywhere. And guess what? Your condo fees cover heat, water and sewer - so budgeting's a breeze. This isn't just a great condo. It's a smart move. Reach out today to book your showing - before someone else snags it off the market.

Directions:**Rooms & Measurements**

	1P	2P	3P	4P	5P	6P							
Baths:	0	0	0	0	0	0	Bed Abv: 2	Main: 71.35	Mtr2	768.00	SqFt		
EnSt Bth:	0	0	0	2	0	0	Rms Abv: 5	Total AG: 71.35	Mtr2	768.00	SqFt		

Property Information

Basement:		Laundry Ft:	In Unit
Heating:	Baseboard	Cooling:	None
Construction:	Brick, Concrete, Veneer, Wood Frame	Fireplaces:	0
Foundation:		Flooring:	Carpet, Linoleum
Exterior Feat:	Balcony, BBQ gas line	Fencing:	
Roof Type:	Asphalt Shingle	Balcony:	Balcony(s)
Reports:	RMS Supplements		
Parking:	Parkade, Titled, Underground Total: 1		
Features:	Granite Counters, Open Floorplan, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths		
Goods Include:	NA		
Appliances:	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer		
Other Equip:	None		
Goods Exclude:	NA		


Condo Information

Condo Name:	Copperfield Park II	Condo Fee:	\$521.02/Monthly
Condo Type:	Conventional Condo	HOA:	
Mgmt Co/Ph:	Accredited Condo Managment/4032537525	Floor #:	4
Prk Plan Type:	Titled	# Elevators:	1
Legal Desc:	1510025/1510025;531	Total Floors:	4
Legal Park:	1510025/575	Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	W
# of Units:		Unit Factor:	28
Fee Includes:	Common Area Maintenance, Heat, Insurance, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water	Prk Unit Factor:	1
Reg Size Incl:		Floor Location:	Top
Assoc Amen:	Elevator(s), Parking, Snow Removal, Trash, Visitor Parking		
Pets Allowed:	Restrictions, Yes		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	3`11" x 4`7"	Kitchen	Main	12`7" x 10`9"
Living	Main	13`2" x 12`2"	Laundry	Main	3`3" x 3`0"
Balcony	Main	11`6" x 6`10"	Primary Bed	Main	12`9" x 10`1"
Bedrm	Main	9`0" x 15`10"	4pc Ensuite bath	Main	7`7" x 4`10"
4pc Ensuite bath	Main	7`8" x 9`0"			

Agent & Office Information

List Agent:	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	List Date:	05/03/2025
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	09/01/2025
Comm:	3.5% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/Bike Rack Front of Building	Dower Rt:	
Owner Name:	Private	SRR:	No
Occupancy:	Tenant		
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com (Tenant will be leaving June 30)		

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