

**755 Copperpond Boulevard SE # 5412 Calgary, AB T2Z 4R2****Residential**  
**Active****A2217433**

<b>PD:</b>	<b>DOM:</b> 40	<b>LP:</b> \$299,000.00
<b>Class:</b> Apartment	<b>CDOM:</b> 40	<b>OP:</b> \$319,000.00
<b>County:</b> Calgary	<b>City:</b> Calgary	
<b>Type:</b> Low Rise (2-4 stories)	<b>Subdivision:</b> Copperfield	
<b>Levels:</b> Single Level Unit	<b>Ttl Beds:</b> 2	
<b>Year Built:</b> 2014	<b>F/H Bth:</b> 2/0	
<b>LINC#:</b> 0036486215	<b>RMS SQFT:</b> 768.00	
<b>Arch Style:</b> Apartment-Single Level Unit	<b>LP/SF:</b> \$389.32	
<b>Possession:</b> Negotiable	<b>Suite:</b> No	
<b>Lot Dim:</b>	<b>Lot Size:</b> SF  SM	
<b>Front Length:</b>	<b>Lot Depth:</b> M '	
<b>Legal Desc:</b> 1510025;531		
<b>Legal Pln:</b> 1510025	<b>Blk:</b>	<b>Lot:</b> <b>Condo:</b> Yes
<b>Zoning:</b> M-X1		<b>Tax Amt/Yr:</b> \$1,592.00/2024
<b>Title to Lnd:</b> Fee Simple		<b>Loc Imp Amt:</b>
<b>Disclosures:</b> No Disclosure		<b>Front Exp:</b> W
<b>Restrict:</b> Easement Registered On Title, Restrictive Covenant, Utility Right Of Way		

Recent Change:**06/12/2025 : DOWN : \$319,000->\$299,000**

**Public Remarks:** Top-floor. Vacant. And now under \$300K. This is your shot at one of the best 2-bed, 2-bath layouts in Copperfield Park with west-facing views and zero wasted space. Whether you're a first-time buyer, savvy investor, or downsizing without compromise, unit 5412 checks all the boxes. You'll love the open-concept design, granite counters in both the kitchen and bathrooms, and the convenience of in-suite laundry. The primary bedroom features a walk-through closet and private ensuite, while the second bedroom offers great flexibility for guests, a roommate, or your Work From Home setup. Step outside to your private balcony and take in mountain views, the downtown skyline, and a peaceful greenbelt with Calgary's rotary walkway right at your doorstep. Plus, you're walking distance to Copper Pond, parks, playgrounds, skating rinks, and only minutes to shopping on 130th or South Health Campus. With underground titled parking, low-maintenance living, and condo fees that include heat, water, and sewer, this one's move-in ready and budget-friendly. Available immediately, book your showing today before it's gone.

**Directions:****Rooms & Measurements**

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

**Property Information**

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


**Condo Information**

<b>Condo Name:</b> Copperfield Park II		<b>Condo Fee:</b> \$521.02/Monthly
<b>Condo Type:</b> Conventional Condo	<b>Post Tension:</b> No	<b>HOA:</b>
<b>Mgmt Co/Ph:</b> Accredited Condo Managment/4032537525		<b>Floor #:</b> 4
<b>Prk Plan Type:</b> Titled		<b># Elevators:</b> 1
<b>Legal Desc:</b> 1510025/1510025;531	<b>Prk Stall #:</b> 677	<b>Total Floors:</b> 4
<b>Legal Park:</b> 1510025/575	<b>Storage Type:</b> Assigned	<b>Common Walls:</b> 2+ Common Walls
<b>Legal Stor:</b>	<b>Locker #:</b> 633	<b>Unit Exposure:</b> W
<b># of Units:</b>	<b>Registrd Size:</b>	<b>Unit Factor:</b> 28
<b>Fee Includes:</b> Common Area Maintenance, Heat, Insurance, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water		<b>Prk Unit Factor:</b> 1
<b>Reg Size Incl:</b>		<b>Floor Location:</b> Top
<b>Assoc Amen:</b> Elevator(s), Parking, Snow Removal, Trash, Visitor Parking		
<b>Pets Allowed:</b> Restrictions, Yes		

**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
Foyer	Main	3`11" x 4`7"	Kitchen	Main	12`7" x 10`9"
Living Room	Main	13`2" x 12`2"	Laundry	Main	3`3" x 3`0"
Balcony	Main	11`6" x 6`10"	Bedroom - Primary	Main	12`9" x 10`1"
Bedroom	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**

<b>List Agent:</b>	<a href="#">Mike Abou Daher</a>  team@mikeaboudaher.com	<b>Phone:</b>	<a href="tel:403-809-9386">403-809-9386</a>
<b>List Firm:</b>	<a href="#">Real Broker</a>	<b>Phone:</b>	<a href="tel:855-623-6900">855-623-6900</a>
<b>Firm Address:</b>	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7		
<b>Appt:</b>	ShowingTime		
<b>Showing Contact:</b>	Mike Abou Daher 403-809-9386		
<b>Comm:</b>	3.5% on the first 100k, 1.5% on the balance		
<b>LB Type/Info:</b>	SentriLock/Bike Rack Front of Building		
<b>Owner Name:</b>	Private	<b>Ownership:</b>	Private
<b>Occupancy:</b>	Tenant	<b>Exclusion:</b>	No
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com (Tenant will be leaving June 30)		

**List Date:** 05/03/2025

**Expiry Dt:** 09/01/2025

**With Dt:**

**Dower Rt:**

**SRR:** No

**Printed Date:** 06/12/2025 12:10:00 PM

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