

1403 279 COPPERPOND CMSE



Class: Apartment
Type: Lowrise Apartment
Style: Single Level Unit
Year Built: 2012
LINC #: 0035242908
Legal Plan: 1211608 **Blk:** **Lot:**
Area: Calgary
Zone: Zone SE
Community: Copperfield 355
Postal Code: T2Z 1C6
Condo Type: Conventional
Possession: /Negotiable

Land Use: M-2 **New Hm:**
Title to Land: Fee Simple **Tax Amt/ Yr:** \$1,057/2019
Conform Rpt: **Local Imp Amt:**
Restrictions: Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size, Utility Right Of Way **HOA:** No
Condo Fee: 246/Monthly

Super value! TOPFLOOR.9ft ceilings. This one owner property is sanitized, unoccupied, staged and ready to view. Many upgrades: custom marble TILE in the entrance and 4-pc bathroom, HARDWOOD flooring, EXTENDED HEIGHT CABINERY, STAINLESS STEEL appliances, and SOFT CLOSING drawers & cabinets. A KITCHEN EATING BAR with pendant lighting is adjacent to a dining area. The very spacious living room leads to the open balcony with a gas BBQ tap and NW aspect with MOUNTAIN VIEWS! The master bedroom also offers mountain views through its large windows, and a double closet. The second bedroom also works great as a den/office & has both a closet & the laundry closet. The upgraded laundry pair is included! The bright, neutral colour scheme is a delight. You get a TITLED parking stall close to the building entrance & an underground storage locker! Terrific location, close to 130th Ave shops & restaurants and a short drive to Seton & Stoney Trail. Tim Horton's just a short walk away! COME VIEW THE 3D TOUR NOW!

Rooms & Measurements

Room Type	Dim/ M	Dim/ Ft	Level	Room Type	Dim/ M	Dim/ Ft	Level	Bedrooms A/ T:	2/2	Rms	Abv:	6 F/ H	Baths:	1/0
Kitchen	3.0X2.5	9'10"X8'1"	M	Bkfst Nook	1.8X1.1	5'10"X3'9"	M							
Living Rm	4.2X2.6	13'10"X8'8"	M	Mstr Bed	3.1X2.7	10'1"X9'0"	M	Baths:	2P	3P	4P	5P	6P	
Bedroom	2.7X2.7	9'0"X9'0"	M	Laundry	1.2X1.0	4'1"X3'2"	M	EnSt Bth:	0	0	0	0	0	0
								Level	Mtr2:			Sq Ft		
								Main:	51.38			553		
								Upper:						
								Above Grade:						
								Lower:						
								Below Grade:						
								Total A.G.	51.38			553		

Property Information

Basement: - **Heating:** Baseboard **Fuel:** Natural Gas
Suite: **Fin FP/Rgh-In:** **Fuel:**
Construction: Wood Frame **Lot Shape:**
Foundation: Concrete **Lot Sq M:**
Exterior: Brick, Vinyl **Frntg X Depth:**
Roof Type: Asphalt Shingles **Flooring:** Ceramic Tile, Hardwood
Front Exp: Southeast
Parking: 1/Stall
Features: Balcony, Ceiling 9 ft., No Animal Home, No Smoking Home, Sprinkler System-Fire, Windows - Vinyl
Site Influences: No Through Road, Playground Nearby, Shopping Nearby, View, View Mountain
Goods Included: Dishwasher-Built-In, Dryer, Microwave Hood Cover, Refrigerator, Stove-Electric, Washer
Goods Excluded: Contact Listing Agent for full list of included and excluded items.
HOA Fee Incl:

Condo Information

Condo Name: Copperfield Park **Condo Type:** Conventional **Floor #:** 4/Top
Mgmt Co/ Phone: Simco Management/403-234-0166 **Prk Plan Type:** Titled **End Unit:**
Legal Desc: 1211608;156;UF 26 **Park Stall #:** 56 **Unit Exposure:** NW
Legal Park Desc: 1211532;56;UF 1 **Storage Type:** Assigned, Separate from Unit **Balcony:** Yes
Legal Stor Desc: **Locker#:** 156 **In-Suite Laundry:** Yes
Total Units: 48 **Reg Size:** 51.600/555
Post Tension: No **Reg Size Includes:** Interior Above Grade
Condo Fee: \$246/Monthly
Fee Included: Exterior Maintenance, Heat, Insurance, Janitorial for Common Area, Landscape and Snow Removal, Professional Management, Reserve Fund Contributions, Utilities for Common Area, Water/Sewer
Amenities: Elevator Passenger, Security Door, Storage, Visitor Parking
Restrictions: Easement Registered On Title, Pet Restrictions or Board approval Required, Restrictive Covenant-Building Design/Size, Utility Right Of Way Agent & Office Information

List Firm: RE/MAX REALTY INNOVATIONS
Ownership: Private

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