

3208, 279 Copperpond Common SE  
Calgary, Alberta

MLS # A2236646



\$324,900

|           |                                     |        |                   |
|-----------|-------------------------------------|--------|-------------------|
| Division: | Copperfield                         |        |                   |
| Type:     | Residential/Low Rise (2-4 stories)  |        |                   |
| Style:    | Apartment-Single Level Unit         |        |                   |
| Size:     | 806 sq.ft.                          | Age:   | 2014 (11 yrs old) |
| Beds:     | 3                                   | Baths: | 2                 |
| Garage:   | Parkade, Stall, Titled, Underground |        |                   |
| Lot Size: | -                                   |        |                   |
| Lot Feat: | -                                   |        |                   |

|             |                                   |
|-------------|-----------------------------------|
| Heating:    | Baseboard                         |
| Floors:     | Concrete, Vinyl                   |
| Roof:       | -                                 |
| Basement:   | -                                 |
| Exterior:   | Wood Frame                        |
| Foundation: | -                                 |
| Features:   | Open Floorplan, Walk-In Closet(s) |

|            |        |
|------------|--------|
| Water:     | -      |
| Sewer:     | -      |
| Condo Fee: | \$ 456 |
| LLD:       | -      |
| Zoning:    | M-2    |
| Utilities: | -      |

Inclusions: Kitchen island can stay or go

Discover the perfect blend of comfort, functionality, and location in this well-appointed 804 sq ft apartment—one of the few 3-bedroom units available in the area! Whether you're a growing family looking for affordable space or an investor seeking a highly rentable property, this home checks all the boxes. Tucked away in a quiet yet convenient location, this unit is just steps from scenic walking paths, parks, schools, and everyday shopping essentials. Inside, you'll find a bright, open-concept layout with durable vinyl flooring throughout the main living areas. The rare 3-bedroom configuration offers flexibility for families, roommates, or even a dedicated home office. Two full bathrooms—including a private ensuite in the primary bedroom—ensure convenience and privacy for all. The modern kitchen flows effortlessly into the living and dining space, while a sunny south-facing balcony provides the perfect spot to relax or entertain, complete with a gas BBQ hookup for year-round grilling. You'll also appreciate the added value of in-suite laundry, an assigned storage locker, and TWO titled parking stalls—one underground and one surface stall, ideal for multi-vehicle households or guests. Condo fees include all utilities except electricity, making budgeting straightforward and predictable. Whether you're looking for a place to call home or a turn-key rental property with strong income potential, this rare 3-bedroom gem offers unbeatable versatility and value.