

# \$319,900 - 5409, 279 Copperpond Common Se, Calgary

MLS® #A2218625

**\$319,900**

2 Bedroom, 2.00 Bathroom, 771 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

Welcome to Copperfield Park in Calgary's vibrant southeast community of Copperfield, where this modern TOP-FLOOR 2-bedroom, 2-bathroom condo offers exceptional value with \$20,000 in upgrades and the perfect blend of style, comfort, and convenience! This bright and beautifully maintained home features engineered hardwood flooring, granite countertops, 9' ceilings, and a thoughtful open-concept layout that's ideal for both everyday living and entertaining. The spacious kitchen impresses with stainless steel appliances, pendant lighting, a pantry, modern cabinetry, soft-closing cupboards, and a sleek tile backsplash. The living room is warm and welcoming with a gas fireplace (rare in this building) and access to a balcony with a natural gas BBQ hook-up - perfect for summer evenings. The 2 generously-sized bedrooms are thoughtfully positioned on opposite sides of the unit for enhanced privacy, each with its own walk-through closet and full ensuite bathroom featuring tile flooring, tub/shower combos, and granite countertops; the secondary bathroom also offers access from the main living area for added convenience. Additional highlights include in-suite laundry, a large front closet with great storage space, a titled underground parking stall, and a separate storage locker located directly behind the parking space. Building amenities include elevator access and low monthly maintenance fees that cover heat, water, sewer, garbage, exterior maintenance and insurance, common



area upkeep, reserve fund contributions, and professional management. Enjoy the unbeatable location near schools, parks (there is a park right next door!), restaurants (a new plaza just went up just steps away about 6 months ago), a gas station, and more - everything you need is right at your doorstep. Copperfield is a family-friendly neighbourhood boasting multiple parks, playgrounds, and 3 scenic ponds (Stillwater, Wildflower, and Copper Pond) connected by an extensive pathway system perfect for walking, biking, and enjoying the outdoors. The community offers a variety of educational options, including Copperfield School (K-5), St. Isabella Elementary Junior High School (K-9), and nearby Dr. Martha Cohen School (6-9), ensuring quality education for all ages. Residents also benefit from convenient access to major roadways like Stoney Trail and 130th Avenue, providing easy connectivity to shopping centers, dining options, and the rest of Calgary. Don't miss your chance to view this incredible home - book your showing today and check out the 3D tour!

Built in 2013

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2218625          |
| Price          | \$319,900         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 771               |
| Acres          | 0.00              |
| Year Built     | 2013              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                                |
|-------------|--------------------------------|
| Address     | 5409, 279 Copperpond Common Se |
| Subdivision | Copperfield                    |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2Z 1J6                        |

## Amenities

|                |                                                                                            |
|----------------|--------------------------------------------------------------------------------------------|
| Amenities      | Elevator(s), Park, Parking, Secured Parking, Snow Removal, Storage, Trash, Visitor Parking |
| Parking Spaces | 1                                                                                          |
| Parking        | Guest, Off Street, Parkade, Stall, Titled, Underground                                     |

## Interior

|                   |                                                                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Closet Organizers, Elevator, Granite Counters, High Ceilings, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer                                                                                                   |
| Heating           | Baseboard, Natural Gas                                                                                                                                         |
| Cooling           | None                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                            |
| # of Fireplaces   | 1                                                                                                                                                              |
| Fireplaces        | Gas, Living Room                                                                                                                                               |
| # of Stories      | 4                                                                                                                                                              |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior Features | Balcony, BBQ gas line |
| Construction      | Wood Frame            |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 8th, 2025 |
| Days on Market | 9             |
| Zoning         | M-2           |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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