

# \$329,900 - 1301, 279 Copperpond Common Se, Calgary

MLS® #A2216589

**\$329,900**

2 Bedroom, 2.00 Bathroom, 905 sqft

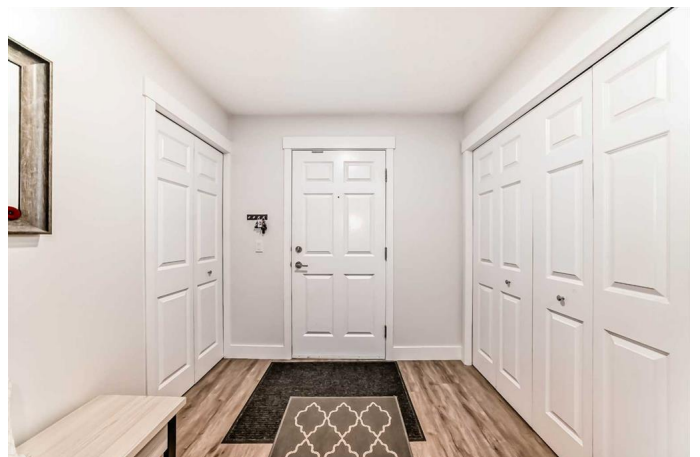
Residential on 0.00 Acres

Copperfield, Calgary, Alberta

JUST PRICE REDUCED! Plus SELLER offering a buyer \$3000 APPLIANCE UPGRADE ALLOWANCE! Welcome to #1301, 279 Copperpond Common SE â€” a one-of-a-kind corner unit with unbeatable light, layout, and functionality, now just \$329,900! This condo redefines layout efficiency and modern living. With 904.9 sq ft of beautifully optimized space, this 2-bedroom, 2-bathroom condo boasts a truly unique floor plan exclusive to this unit. The standout extra-wide foyer offers a grand and functional entrance, complete with a custom-built office workstation â€” ideal for remote work or stylish organization.

The open-concept living area flows effortlessly from the dining space to a sun-filled living room, thanks to oversized west-facing windows and an ideal balcony positioning that maximizes natural light. The spacious kitchen stuns with dark espresso cabinetry, sleek black appliances, modern open shelving, and updated lighting. Durable luxury vinyl plank flooring extends throughout, creating a cohesive and contemporary vibe.

Retreat to the spacious primary suite, featuring a walk-through walk-in closet and a private 4-piece ensuite. The second bedroom, located on the opposite end, provides privacy for guests or roommates and sits beside a second full bathroom. Youâ€™ll also appreciate the in-suite laundry, generous in-unit storage, titled



underground parking, and an additional secure storage locker.

Located in the sought-after Copperfield Park community, this pet-friendly building is impeccably managed and includes elevator access and secure entry. The condo fees cover heat, water, insurance, landscaping, and more â€” making this home move-in ready and stress-free.

Steps from trails, playgrounds, splash parks, and sports courts â€” and minutes from shopping, schools, and the South Health Campus â€” this location also offers easy access to Deerfoot and Stoney Trail. A must-see for first-time buyers, downsizers, or investors seeking unmatched value and efficiency!

Built in 2012

**Essential Information**

MLS® #	A2216589
Price	\$329,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	905
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	1301, 279 Copperpond Common Se
Subdivision	Copperfield
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2Z 1C6

### Amenities

Amenities	Elevator(s), Parking, Playground, Snow Removal, Storage, Trash, Visitor Parking, Secured Parking
Parking Spaces	1
Parking	Parkade, Titled, Underground, Garage Door Opener, Heated Garage
# of Garages	1

### Interior

Interior Features	Built-in Features, Ceiling Fan(s), No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Laminate Counters
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Combination
Cooling	None
# of Stories	4

### Exterior

Exterior Features	Balcony, BBQ gas line, Playground
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Mixed

### Additional Information

Date Listed	May 2nd, 2025
Days on Market	68
Zoning	M-2
HOA Fees Freq.	MON

### Listing Details

Listing Office	eXp Realty
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