

# \$299,000 - 6206, 755 Copperpond Boulevard Se, Calgary

MLS® #A2250929

**\$299,000**

2 Bedroom, 2.00 Bathroom, 802 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

WOW WOW WOW! A \$20,000 PRICE REDUCTION! YOU HAD BETTER BOOK YOUR SHOWING NOW! Welcome to Copperfield! This Exceptional and Affordable condo offers Amazing Value for first-time buyers, downsizers, or investors looking to grow their real estate portfolio. Tucked away on the quiet East side of the building, this bright and spacious residence features over 800 sq. ft. of relaxed living space. The open-concept kitchen and living area seamlessly flow together while large windows fill the home with natural light. The well-appointed kitchen is designed for both style and function with an abundance of rich cabinetry, sleek granite countertops, stainless-steel appliances, and island seating for 3. The inviting living room extends to the tranquil balcony overlooking a lovely green space. A thoughtful layout separates the two generously sized bedrooms, providing privacy for family members, guests, or roommates. The large primary bedroom features a walk-through closet and a 4-pc. ensuite with a granite-top vanity while the sunny secondary bedroom offers a nice-sized closet and is perfect for use as a guest room, home office, or gym. Other value-added features of this terrific property include 1) Air Conditioning, 2) Laminate Floors, 3) In-suite Laundry, 4) Titled Underground Parking, 5) Additional Storage and 6) Newer Fridge and Dishwasher - 2023. Close to parks, pathways, schools, shopping, and restaurants, this well-priced condo is a



fantastic opportunity to get into the Copperfield community and enjoy both comfort and convenience at a great value. \*AND as a SPECIAL BONUS, the unit will be freshly painted before possession making all thatâ€™s left to do is to move in and enjoy! Amazing!

Built in 2014

### Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2250929          |
| Price          | \$299,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 802               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                                   |
|-------------|-----------------------------------|
| Address     | 6206, 755 Copperpond Boulevard Se |
| Subdivision | Copperfield                       |
| City        | Calgary                           |
| County      | Calgary                           |
| Province    | Alberta                           |
| Postal Code | T2Z4R2                            |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Elevator(s), Other, Trash, Visitor Parking |
| Parking Spaces | 1                                          |
| Parking        | Titled, Underground                        |
| # of Garages   | 1                                          |

### Interior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island                                                                               |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Baseboard                                                                                    |
| Cooling           | Wall Unit(s)                                                                                 |
| # of Stories      | 4                                                                                            |

## Exterior

|                   |                    |
|-------------------|--------------------|
| Exterior Features | Balcony, Courtyard |
| Construction      | Wood Frame         |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | August 23rd, 2025 |
| Days on Market | 50                |
| Zoning         | M-X1              |

## Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | Coldwell Banker Mountain Central |
|----------------|----------------------------------|

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