

# \$299,900 - 3208, 279 Copperpond Common Se, Calgary

MLS® #A2236646

**\$299,900**

3 Bedroom, 2.00 Bathroom, 806 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

\*\*\*Open House Cancelled\*\*\* 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.

Built in 2014

**Essential Information**

|                |                   |
|----------------|-------------------|
| MLS® #         | A2236646          |
| Price          | \$299,900         |
| Bedrooms       | 3                 |
| Bathrooms      | 2.00              |
| Full Baths     | 2                 |
| Square Footage | 806               |
| Acres          | 0.00              |
| Year Built     | 2014              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

**Community Information**

|             |                                |
|-------------|--------------------------------|
| Address     | 3208, 279 Copperpond Common Se |
| Subdivision | Copperfield                    |
| City        | Calgary                        |
| County      | Calgary                        |
| Province    | Alberta                        |
| Postal Code | T2Z 1J1                        |

**Amenities**

|                |                                              |
|----------------|----------------------------------------------|
| Amenities      | Elevator(s), Parking, Trash, Visitor Parking |
| Parking Spaces | 2                                            |
| Parking        | Parkade, Stall, Titled, Underground          |
| # of Garages   | 1                                            |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Open Floorplan, Walk-In Closet(s)                                                                    |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Baseboard                                                                                            |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

**Exterior**

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 4th, 2025 |
| Days on Market | 51             |
| Zoning         | M-2            |

**Listing Details**

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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