

## 215 Copperpond Common SE Calgary, Alberta

**MLS # A2221981**



**\$465,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,300 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 345
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, See Remarks		

<b>Inclusions:</b>	NA
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Step into style and comfort with this move-in-ready, air-conditioned townhome in the vibrant community of Copperfield. With fresh paint and thoughtful upgrades throughout, this 2-bedroom, 3-bathroom home is designed for modern living. Enjoy over 1,300 sq.ft. of functional space, including a versatile main floor flex room, perfect for a home office, gym, or guest area, with views of the green space. The open-concept living and dining area is bathed in natural light thanks to expansive south-facing windows, while the modern kitchen features granite countertops, a large island, stainless steel appliances, and direct access to a balcony with gas hookup, ideal for summer BBQs. Upstairs, the spacious primary bedroom includes a 4-piece ensuite, while the second bedroom is perfect for a guest room or family member. Convenience is key with upper floor laundry and an attached garage for easy access. Located just minutes from shopping, schools, parks, playgrounds, and a basketball court, this is a home that blends comfort, style, and unbeatable convenience. Don't miss your chance to own this upgraded townhome, book your showing today!