

**656 Copperpond Boulevard SE  
Calgary, Alberta**

**MLS # A2282104**



**\$409,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,155 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 288
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan		

**Inclusions:** Blinds

Modern, move-in-ready townhome in the heart of Copperfield. Featuring 9-foot ceilings, an open-concept layout, and low condo fees, this home is ideal for first-time buyers, small families, or those looking to downsize. The main floor offers a spacious living area, dining space, and a kitchen with stainless steel appliances, ample cabinetry, and a central island with seating. A 2-piece bathroom and front entry coat closet complete this level. Upstairs, the primary bedroom features a 4-piece ensuite, while a second bedroom has access to the full hall bathroom. A conveniently located laundry area rounds out the upper level. The lower level includes a mudroom/foyer and a partially finished flex space next to the furnace, ideal for storage or potential future development. A single attached garage provides space for your vehicle, bikes, and additional storage, with extra parking available on the rear pad and along the street. Located on a friendly residential street with ample parking and excellent transit access, the home is just steps from a new bright athletic park, walking and biking paths, and green spaces. Everyday conveniences are nearby, including South Health Campus Hospital, Seton shopping, 130th Avenue retail, restaurants, and gas stations. Low condo fees cover exterior maintenance, snow removal, and lawn care, offering a true low-maintenance lifestyle. Modern, functional, and well-located, this home is ready for its next owner.