

**410, 121 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2306277**



**\$309,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Bungalow		
<b>Size:</b>	482 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 242
<b>Basement:</b>	Full	<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>	No Smoking Home		

**Inclusions:** NA

Welcome to this beautifully maintained bungalow style townhouse in the heart of Copperfield, offering an unbeatable combination of comfort, convenience, and value in Calgary's southeast. Perfectly situated in a central location, you're just steps from walking paths, parks, schools, and all the shopping and amenities along 130th Avenue. With quick and easy access to both Deerfoot Trail and Stoney Trail, commuting anywhere in the city is seamless. This unit stands out with its rare bungalow layout and minimal entry, featuring only one step into the home for easy access. Even better, your assigned parking stall is located directly in front of the unit, making everyday living incredibly convenient whether you're bringing in groceries or warming up your car in the winter. A charming front patio welcomes you in and offers the perfect spot to enjoy your morning coffee in the sun. Inside, you'll find a spacious living room that flows into the kitchen, complete with peninsula-style counters with seating and stainless steel appliances, ideal for entertaining or casual dining. The main level also features a generous sized bedroom with a view of the pond and evening sunsets, along with a well-appointed four-piece bathroom. Downstairs, the fully finished basement adds exceptional living space with a second large bedroom featuring a huge closet, a three-piece bathroom, a sizable family or recreation room, and a dedicated laundry area. There is also plenty of additional storage, making this home as practical as it is inviting. Offering incredible value for a bungalow style townhouse in this location, this is an opportunity you won't want to miss! Make sure to check out the 3D tour, and book your private viewing today.

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