

403, 117 Copperpond Common SE
Calgary, Alberta

MLS # A2309558



\$274,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	809 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 496
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

Inclusions: Two wardrobes in the mudroom, wardrobe inside the closet, and wardrobe in the primary bedroom.

Welcome home to this charming top-floor 2-bedroom, 2-bathroom condo in the heart of Copperfield, offered at an incredible price! With over 800 sq. ft. of thoughtfully designed living space, this home offers affordability without compromise — featuring no carpet throughout, underground parking, an assigned storage room, and beautiful mountain views. The spacious open-concept layout creates an inviting atmosphere, seamlessly connecting the kitchen, dining area, and living room. The well-appointed kitchen showcases sleek stainless steel appliances, granite countertops, and ample cabinet storage. The primary bedroom features a walk-through closet leading to a private 4-piece ensuite. A second bedroom, additional 4-piece bathroom, in-suite laundry room, and a good-sized balcony complete the space, offering the perfect spot to relax and take in the views. Ideally located with quick access to 130th Avenue shopping and dining, Deerfoot Trail, Stoney Trail, and countless everyday amenities, this is an opportunity you don't want to miss!