

**401, 117 Copperpond Common SE
Calgary, Alberta**

MLS # A2313134



\$244,500

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	561 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, See Remarks, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	-	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Ceiling Fan(s), Elevator, Granite Counters, Kitchen Island, Open Floorplan		

Inclusions: N/A

Top floor unit with 2 parking stalls - one underground heated stall plus one surface stall - in the convenient community of Copperfield. This well maintained 2 bedroom condo offers an open floor plan with 9 foot ceilings, large windows, and a bright living space throughout. The kitchen features stainless steel appliances, ample cabinet storage, breakfast bar seating, and opens to the spacious living and dining areas. The primary bedroom is a good size, while the second bedroom is ideal as a den or home office and also works well for guests. Additional features include in-suite laundry, separate assigned storage locker, and a private balcony. Ideally located close to parks, playgrounds, schools, shopping, restaurants, transit, 130th Avenue amenities, South Health Campus, YMCA, Deerfoot Trail, and Stoney Trail. A great opportunity for first time buyers, downsizers, or investors looking for a top floor unit in a well located complex.