

**414, 117 Copperpond Common
Calgary, Alberta**

MLS # A2314475



\$239,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	556 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	1
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Hot Water	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 323
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Quartz Counters		

Inclusions: Privacy screens on deck

Enjoy sunny south facing exposure and step onto your private top floor balcony to take in beautiful pond views and the stunning mountains in the distance. Quietly tucked away in Copperfield, this condo offers a calm, retreat like feel that’s hard to find in apartment living. Inside, the space is bright, airy, and intentionally designed for everyday living. The kitchen blends clean modern finishes with practical storage, featuring bold cabinetry, quartz countertops, stainless steel appliances, while custom paneling in the primary suite adds a polished, contemporary touch. The open-concept layout creates an effortless flow between the kitchen, dining, and living areas, while oversized windows bring in natural light throughout the day. One of the standout features of this home is the in-floor heating throughout, providing an incredible level of comfort and warmth during Calgary’s colder months , a cozy luxury you’ll appreciate every single winter. The primary suite offers a peaceful and comfortable retreat, complete with a spacious closet and easy access to the well-appointed 4-piece main bath. Everyday convenience continues with stacked in-suite laundry, an assigned underground parking stall, and a dedicated storage unit for all your extras. Set within a quiet, pet friendly building just moments from walking paths, parks, shopping, restaurants, and easy access to both Stoney and Deerfoot Trail, this home delivers the perfect balance of calm surroundings and city convenience. Not every condo feels memorable, this one does.