

107, 117 Copperpond Common SE
Calgary, Alberta

MLS # A2314769



\$229,777

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	553 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	1
Garage:	On Street, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Laminate Counters, No Smoking Home, Open Floorplan		

Inclusions: Floating Shelves (ALL), TV Wall Mount

Welcome to this beautifully maintained ground-floor condo in the heart of Copperfield, offering the perfect blend of comfort, style, and convenience. Featuring 2 bedrooms, 1 bathroom, and a bright open-concept layout, this home has been meticulously cared for and is completely move-in ready. The inviting living room is showcased by a custom floor-to-ceiling entertainment feature wall complete with modern slated wood panelling, a low-profile media console, and integrated glass display towers with accent lighting, creating a sophisticated focal point and upscale feel throughout the space. The kitchen is thoughtfully designed with stainless steel appliances, ample cabinetry, and seamless flow into the living area, making it ideal for both everyday living and entertaining. Large windows fill the home with natural light, creating a bright and airy atmosphere, while the convenience of in-suite laundry adds to the functionality of the space. Step outside to enjoy your own private patio with a touch of green space, perfect for morning coffee, relaxing summer evenings, or easy outdoor access for pets. This unit also includes an assigned outdoor parking stall and a separate assigned storage locker for added convenience. Plenty of street and visitor parking nearby makes hosting guests easy. Located in the sought-after community of Copperfield, residents enjoy access to scenic ponds, parks, pathways, playgrounds, schools, and nearby shopping amenities, all while benefiting from quick access to major roadways for an easy commute. Whether you’re a first-time buyer, downsizer, or investor, this condo offers exceptional value in one of Calgary’s most welcoming and family-friendly communities.