

**213 Copperpond Villas SE**  
**Calgary, Alberta**

**MLS # A2315692**



**\$405,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,451 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance L		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 282
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-G d50
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained 2 bedroom, 2.5 bathroom townhome in the vibrant community of Copperfield! Featuring low condo fees, an attached single garage, and an unbeatable location with a walkout backing onto a beautiful park, this home offers the perfect combination of comfort, convenience, and lifestyle. Inside, you’ll find a bright and functional open concept layout designed for modern living. The spacious main floor is ideal for entertaining, with a welcoming living area, stylish kitchen complete with a gas stove, and generous dining space. Upstairs, both bedrooms feature their own private ensuite bathrooms, creating the perfect setup for roommates, guests, or anyone looking for added privacy and flexibility. New roof and siding 2023! Enjoy peaceful park views right outside your door along with access to Copperfield’s extensive pathways, green spaces, playgrounds, and nearby amenities. Whether you’re a first time buyer, investor, or downsizer, this move in ready home is a fantastic opportunity in one of SE Calgary’s most desirable communities.