

311, 117 Copperpond Common SE  
Calgary, Alberta

MLS # A2230770



# \$248,500

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	453 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Other	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Looking for a cozy place to call home? Own your peace of mind- for less than most car payments! This 1-bedroom, 1-bath apartment has everything you need—and more. Bright, simple, and easy to maintain—perfect for first-time buyers, downsizers, or anyone wanting low-maintenance living. You’re just steps from Tim Hortons, a gas station, and a pharmacy—super convenient! Plus, there’s a park and playground nearby great for fresh air or a quick walk. Low condo fees, great location, and ready for you to move in. Don’t miss this one—book a showing today!