

312, 117 Copperpond Common SE  
Calgary, Alberta

MLS # A2264773



\$218,900

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Copperfield                        |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 446 sq.ft.                         | Age:   | 2015 (10 yrs old) |
| Beds:     | 1                                  | Baths: | 1                 |
| Garage:   | Stall                              |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |   |            |        |
|-------------|---|------------|--------|
| Heating:    | In Floor  | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile                            | Sewer:     | -      |
| Roof:       | -   | Condo Fee: | \$ 275 |
| Basement:   | -   | LLD:       | -      |
| Exterior:   | Concrete, Vinyl Siding, Wood Frame              | Zoning:    | M-2    |
| Foundation: | -   | Utilities: | -      |
| Features:   | Granite Counters, No Animal Home, Vinyl Windows |            |        |

Inclusions: N/A

Welcome to a home that comes in perfectly designed packages. This 1-bedroom, 1-bathroom condo offers a smart layout that maximizes every inch, creating a bright and inviting space you'll love coming home to. The open-concept kitchen and living area flow seamlessly, featuring granite countertops, stainless steel appliances, and cozy in-floor heating. The bedroom includes a cheater ensuite for added convenience, while a private, covered balcony provides the perfect spot to unwind outdoors. Enjoy the practicality of an assigned parking stall and storage unit, along with reasonable condo fees. Enjoy the convenience of being just steps from a shopping plaza with direct access to a Shell gas station, Tim Hortons, medical clinic, chiropractic clinic, and liquor store. A beautiful green park is located just across the street. With all the convenience, this home delivers both comfort and lifestyle. Whether you're looking for your own low-maintenance retreat or a smart investment, this property is worth your consideration.