

**401, 117 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2265117**

**\$259,000**



<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	557 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Heated Garage, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor, Natural Gas	<b>Water:</b>	-
-----------------	-----------------------	---------------	---

<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
----------------	----------------------------	---------------	---

<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 337
--------------	-----------------	-------------------	--------

<b>Basement:</b>	-	<b>LLD:</b>	-
------------------	---	-------------	---

<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
------------------	---------------------------------	----------------	-----

<b>Foundation:</b>	-	<b>Utilities:</b>	-
--------------------	---	-------------------	---

<b>Features:</b>	Built-in Features, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		
------------------	--	--	--

<b>Inclusions:</b>	None		
--------------------	------	--	--

This bright and spacious top-floor one-bedroom plus den condo is ideally located in the desirable community of Copperfield, offering convenient access to parks, playgrounds, schools, and shopping. The den includes a closet, making it a flexible space for a second bedroom or home office. Featuring 9-foot ceilings and large windows, the open-concept layout is filled with natural light, while the modern kitchen offers full-size stainless steel appliances, ample cabinetry, and a peninsula with a breakfast bar&mdash;perfect for both everyday living and entertaining. Additional highlights include in-suite laundry, a separate storage locker, and two parking stalls&mdash;one underground heated and one surface stall. With everyday amenities such as Tim Hortons, a pharmacy, medical clinic, chiropractor, local eateries, and gas station just steps away, plus easy access to Stoney Trail, Deerfoot Trail, 130th Avenue shopping, South Health Campus, and YMCA, this well-maintained home is move-in ready and a great choice for first-time buyers, downsizers, or investors alike.