

30 Copperpond Place SE
Calgary, Alberta

MLS # A2259832



\$499,900

Division:	Copperfield		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,339 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows		

Inclusions: Swing Set

Huge price reduction! Searching for a semi-detached home with excellent value, renovations, a double garage and a finished basement? This property offers a unique floor plan that stands out from the rest, beginning with a spacious front balcony and a private entrance that opens into a hallway with a closet and a wall cutout that brings natural light into the main living areas. The main floor features laminate flooring throughout with a bright south facing living room that provides plenty of space to gather, a central dining area and a beautifully renovated kitchen showcasing crisp white cabinetry, modern finishes and a central eat-up island overlooking the backyard. A convenient 2pc bathroom is tucked by the back door for guests and everyday use. Upstairs you’ll find a large primary bedroom with its own walk-in closet and 4pc ensuite, plus two additional bedrooms and another full 4pc bathroom to complete the upper level. The fully finished basement adds even more living space with a recreation area, a cozy den currently set up as an arts and crafts room for the kids, a 2pc bathroom and generous storage options. Outside, the backyard offers a large deck perfect for entertaining, a swing set for play and a spacious double detached garage. Recent updates give peace of mind with a new furnace (2025), Air Conditioning (2024) and roof and siding (2022). Ideally located close to schools and shopping with quick and easy access to main routes across the city, this home is also just a short walk to Copper Pond and Copperpond Square Playground, making it a wonderful option for families and outdoor enjoyment.