

**311, 117 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2273026**



**\$218,000**

<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 (11 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>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Modern Apartment for Sale in Copperfield Exceptional Living in a Great Neighbourhood! Welcome to your new home in the vibrant community of Copperfield. This beautifully maintained apartment is the perfect blend of style, comfort, and convenience. Whether you are a first-time buyer, downsizing, or searching for a smart investment, this property is sure to impress. The open-concept living and dining area is ideal for relaxing. The modern kitchen space with a large island makes meal preparation a pleasure. The master bedroom features a walk-in closet for ample storage. The bright, bathroom is accessible through the master bedroom. The private balcony is perfect for enjoying quiet evenings with a great view. In-suite laundry adds to your convenience. The unit comes with one parking stall and a storage locker. You will feel right at home. Neighbourhood Highlights, Copperfield is renowned for its friendly atmosphere and scenic parks. Residents enjoy easy access to schools, shops, and public transit, as well as picturesque walking trails, playgrounds, and local cafes just steps away. Quick access to major roadways means commuting is simple and efficient.