



GRASSROOTS
REALTY GROUP

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312, 117 Copperpond Common SE
Calgary, Alberta

MLS # A2264773



\$234,900

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.