



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**509, 121 Copperpond Common SE
Calgary, Alberta**

MLS # A2277574

\$370,000



Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 270
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions:	N/A
--------------------	-----

Welcome home to this 3 bedroom, 2.5 bathroom townhome in the sought after SE community of Copperfield. Three bedroom units in this complex rarely come to market, making this an excellent option for buyers looking for space, functionality, and long term value. This home includes two parking stalls conveniently located directly in front of the unit, along with two separate storage lockers! Offering approximately 1230 square feet of developed living space across two levels, the layout is both practical and inviting. The main floor features vinyl plank flooring, a spacious front living room, and a bright kitchen with matching stainless steel appliances, including a new refrigerator (2025), new stove (2025), and a newer dishwasher (2023). A large front porch adds charm and usable outdoor space, while the rear of the home opens onto a concrete patio, perfect for summer barbeques and outdoor entertaining. Upstairs you'll find three bedrooms, including the primary bedroom with a walk in closet and 3 piece ensuite. The remaining two bedrooms share a Jack and Jill 4 piece bathroom, creating an ideal layout for families, guests, or home office flexibility. The basement offers over 500 square feet of undeveloped space, includes the laundry area, and features roughed in plumbing for a future full bathroom, providing excellent potential to expand your living space. All you have to do is move in. Conveniently located close to Stoney Trail, Deerfoot Trail, shopping, schools, parks, and all amenities. Don't miss this opportunity, book your showing today.