



**312, 117 Copperpond Common SE  
Calgary, Alberta**

**MLS # A2289010**



**\$216,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	446 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>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 278
<b>Basement:</b>	Other	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, Vinyl Windows		

**Inclusions:** N/A

This incredibly functional and excellently located 1 bed, 1 bath unit in the desirable SE community of Copperfield is now available to add to your investment portfolio or as a place to call home. You’ll love the open-concept design which seamlessly connects the living and kitchen areas, providing an ideal space for entertaining and everyday relaxing in your space. The unit is naturally bright thanks to a large sliding door that leads to the great sized balcony where you can sip on your coffee with a good book, or just soak in the fresh air while watching the sun rise and set. The sleek kitchen is beautifully finished with granite countertops, a generous central island, stainless steel appliances, and cozy in-floor heating. The primary bedroom is comfortably sized and includes a large closet and makes for a cozy retreat at the end of the day. In-suite laundry offerings adding an extra layer of convenience and ease to your daily routine. If you’re looking for serious value at an affordable price, then this is the unit for you since it also comes with an interior storage locker and one assigned parking stall. 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. This is a great opportunity to own low-maintenance condo at great price.