



**116, 117 Copperpond Common SE
Calgary, Alberta**

MLS # A2303201



\$294,900

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	803 sq.ft.	Age:	2015 (11 yrs old)
Beds:	2	Baths:	2
Garage:	Enclosed, Garage Door Opener, Heated Garage, On Street, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 496
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage, Vinyl Windows		

Inclusions: NA

If you are looking for a very open floor plan you will love this apartment condo! There are two bedrooms including the Primary with a 3 piece en suite. The second bedroom is right next to another 4 piece bathroom for kids, guests or even a roommate. The kitchen is spacious and has lots of cupboards for storage and features beautiful stainless steel appliances. If your entertaining, the dining area can accommodate a large table! As an added bonus, there is a dedicated den/office space, next to the in suite laundry that is currently being used as a pantry. Gorgeous vinyl plank flooring is prevalent throughout the majority of the main floor so there is no carpet if you have allergies. Other standouts of this home include FRESH PAINT, 9 foot knock down stipple ceilings, in floor heating, a high powered vented hood fan, heated underground parking, separate storage locker located on the second floor and a private back patio. Enjoy being close to a playground, public transportation and shopping. An excellent first time or investment home with lower condo fees that include heat, water and sewer. Click on the multi media icon for a virtual tour.