



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

**MLS # A2141767**



**\$245,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	443 sq.ft.	<b>Age:</b>	2015 (9 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	In Floor	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 275
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Granite Counters, High Ceilings, No Animal Home, Open Floorplan		

**Inclusions:** n/a

**\*\*Price Reduced\*\***Welcome to your new home/next investment property located in the well maintained complex of Symmetry. Situated in the lovely community of Copperfield, this one bedroom, one bath boast granite counters, Stainless steel appliances, kitchen has eating bar, title entry, kitchen and bathroom, carpet flooring in living room and bedroom. In floor heating and covered patio. This unit has Whirlpool stackable in-suite laundry. There is Assigned outdoor parking stall and an Assigned storage locker separate from the unit. Great location providing easy access to green space with playground, public transportation, great choice of restaurants for those evenings when you don't want to cook and copious shopping options. Convenient access to Deerfoot and Stoney Trail.