

418, 121 Copperpond Common SE  
Calgary, Alberta

MLS # A2227527



**\$395,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,158 sq.ft.	<b>Age:</b>	2014 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Assigned, Side By Side, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Conservation, Creek/River/Stream/Pond, Landscaped, Low Maintenance Land		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 274
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Track Lighting, Vaulted Ceiling(s)		

**Inclusions:** Primary suite makeup table

Incredible Value in Copperfield &ndash; Townhome with 2 Parking Stalls, Storage, and Pond Views! Welcome to this exceptionally priced townhome in the vibrant community of Copperfield! Offering a rare combination of value and functionality, this home includes two parking stalls and an assigned storage locker, making it ideal for first-time buyers, downsizers, or investors. Tucked away in a private rear location, you&rsquo;ll enjoy added peace and quiet as you enter the home. Head upstairs to find a spacious and open living area, complete with a flexible dining space&mdash;perfect for entertaining or relaxing. A discreetly located powder room, in-suite laundry, and a well-appointed kitchen add to the convenience of the main level. The kitchen features stainless steel appliances and opens onto a balcony with gas line and pond views&mdash;a perfect spot for your morning coffee or evening wind-down. Upstairs, you&rsquo;ll find two generously sized bedrooms, including a primary suite with its own 3-piece ensuite bathroom, plus a second full bathroom for added comfort. A second private balcony on this level offers even more outdoor space to enjoy. With thoughtful design, ample space, and unbeatable value, this home truly has it all.