



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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401, 117 Copperpond Common SE
Calgary, Alberta

MLS # A2265117



\$265,000

Heating:	In Floor, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	-	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	Built-in Features, Elevator, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home		
Inclusions:	None		

This bright and spacious top-floor one-bedroom plus den condo is ideally located in the desirable community of Copperfield, offering convenient access to parks, playgrounds, schools, and shopping. The den includes a closet, making it a flexible space for a second bedroom or home office. Featuring 9-foot ceilings and large windows, the open-concept layout is filled with natural light, while the modern kitchen offers full-size stainless steel appliances, ample cabinetry, and a peninsula with a breakfast bar—perfect for both everyday living and entertaining. Additional highlights include in-suite laundry, a separate storage locker, and two parking stalls—one underground heated and one surface stall. With everyday amenities such as Tim Hortons, a pharmacy, medical clinic, chiropractor, local eateries, and gas station just steps away, plus easy access to Stoney Trail, Deerfoot Trail, 130th Avenue shopping, South Health Campus, and YMCA, this well-maintained home is move-in ready and a great choice for first-time buyers, downsizers, or investors alike.