221, 117 Copperpond Common SE
Calgary, Alberta

MLS # A2211586

$257,999

Division:	Copperfield
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	555 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	1

Garage:	Underground
Lot Size:	-
Lot Feat:	-

Heating:	In Floor	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 333
Basement:	-	**LLD:**	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	**Zoning:**	M-2
Foundation:	-	**Utilities:**	-
Features:	Ceiling Fan(s), High Ceilings, Quartz Counters, Soaking Tub		

Inclusions:	N/A

Smart, efficient investment for those with a busy lifestyle. Take a look at this 2 bdrm, one-bath apartment in Copperfield SE with a 555 sq. ft. footprint and luxury elements such as 9-foot ceilings and large balcony. The open concept living room and kitchen area has wide-plank, engineered flooring plus a breakfast bar/island with double sink, stainless and white appliances and quartz countertops. The roomy, carpeted and large-windowed main bedroom has a double-sized closet, and a 4-pc tiled bath features a deep tub for luxurious soaks. Heated floors throughout the apartment! The second bedroom could be utilized as a guest bedroom or a home office. Ensuite laundry is conveniently placed in a hall alcove. Use the railed balcony for summer entertaining or relaxing at day’s end. Underground heated parking is included for one vehicle, along with the added benefit of common area maintenance. A designated storage space is also available, providing extra room for your belongings. Close to so many major routes and conveniences i.e. Stoney and Deerfoot Trails, 52nd Street SE, 130th Avenue with multiple shops and restaurants and in your backyard a Tim Horton’s (does it get anymore Canadian), medical centre, pharmacy, Copperfield Park and close to South Health Campus. For those who do not have the time or inclination for detached home ownership and want a low maintenance option this is your perfect answer. Do call today and request a showing.