

\$609,000 - 4 Copperpond Parade Se, Calgary

MLS® #A2249169

\$609,000

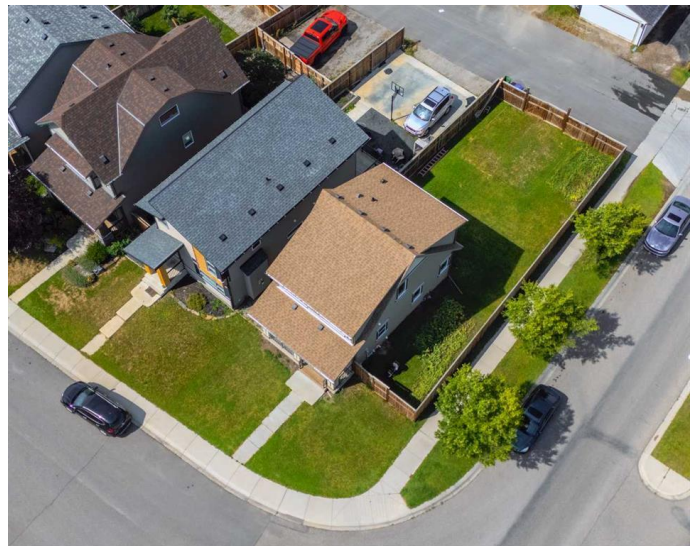
4 Bedroom, 4.00 Bathroom, 1,297 sqft
Residential on 0.10 Acres

Copperfield, Calgary, Alberta

****OPEN HOUSE** SATURDAY AUG 23
2-4PM | SUNDAY AUG 24 2-4 PM |
MASSIVE CORNER LOT | ILLEGAL
BASEMENT SUITE | OPEN FLOOR PLAN |
CONVENIENT LOCATION |**

Welcome to this beautiful, family-friendly home in the heart of Copperfield! Thoughtfully designed and sitting on a massive **OVERSIZED** corner lot, this property offers an abundance of space – perfect for a kids' play area, oversized garage, gardening, or simply enjoying the outdoors. With added **WINDOWS** throughout to take advantage of the side exposure, the home is bright and filled with natural light. The fully fenced backyard backs onto a **BACK ALLEY** and provides plenty of room to relax, entertain, or park extra vehicles. Located in a quiet, family-oriented neighborhood, this home is surrounded by playgrounds, walking paths, and is just minutes from the Ring Road, transit, shopping, and two nearby Tim Hortons.

As you arrive, you're greeted by a spacious front porch – ideal for enjoying your morning coffee or evening breeze. Step inside to a bright and open foyer, complete with a convenient 2-piece bathroom just off the entrance. The interior colour palette is both modern and inviting, featuring light grey walls, rich dark cabinetry, and Black Pearl granite countertops with an undermount sink, all set aglow by large windows that flood the home



with sunlight.

The main floor is perfect for hosting friends and family, with an open design, casual layout. The large kitchen opens onto the dining area and cozy living room – all flowing effortlessly toward the backyard, creating the perfect space for everyday living and entertaining. Upstairs, you’ll find TWO well-sized bedrooms with a shared 4-PIECE bathroom, and a SPACIOUS primary suite that comfortably fits a KING-sized bed, features dual closets, and includes its OWN 4-piece ensuite for added privacy.

Downstairs, you'll find a fully developed ILLEGAL BASEMENT SUITE, complete with a bedroom, bathroom, kitchen, and living space – a fantastic mortgage helper, currently RENTED for \$1,100/month (all in). Whether you're looking for space, rental income, or a peaceful community setting – this home checks all the boxes!

Built in 2014

Essential Information

MLS® #	A2249169
Price	\$609,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,297
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	4 Copperpond Parade Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1J3

Amenities

Parking Spaces	2
Parking	Off Street

Interior

Interior Features	Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 16th, 2025
Days on Market	13
Zoning	DC

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.