

# \$234,500 - 312, 117 Copperpond Common Se, Calgary

MLS® #A2254070

**\$234,500**

1 Bedroom, 1.00 Bathroom, 446 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

Welcome to a home that comes in perfectly designed packages. This 1-bedroom, 1-bathroom condo offers a smart layout that maximizes every inch, creating a bright and inviting space youâ€™ll love coming home to. The open-concept kitchen and living area flow seamlessly, featuring granite countertops, stainless steel appliances, and cozy in-floor heating. The bedroom includes a cheater ensuite for added convenience, while a private, covered balcony provides the perfect spot to unwind outdoors. Enjoy the practicality of an assigned parking stall and storage unit, along with reasonable condo fees. Enjoy the convenience of being just steps from a shopping plaza with direct access to a Shell gas station, Tim Hortons, medical clinic, chiropractic clinic, and liquor store. A beautiful green park is located just across the street. With all the convenience, this home delivers both comfort and lifestyle. Whether youâ€™re looking for your own low-maintenance retreat or a smart investment, this property is worth your consideration.

Built in 2015

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2254070  |
| Price     | \$234,500 |
| Bedrooms  | 1         |
| Bathrooms | 1.00      |



|                |                   |
|----------------|-------------------|
| Full Baths     | 1                 |
| Square Footage | 446               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

### Community Information

|             |                               |
|-------------|-------------------------------|
| Address     | 312, 117 Copperpond Common Se |
| Subdivision | Copperfield                   |
| City        | Calgary                       |
| County      | Calgary                       |
| Province    | Alberta                       |
| Postal Code | T2Z 5E2                       |

### Amenities

|                |                  |
|----------------|------------------|
| Amenities      | Park, Playground |
| Parking Spaces | 1                |
| Parking        | Stall            |

### Interior

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, No Animal Home, Vinyl Windows                                                      |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor                                                                                             |
| Cooling           | None                                                                                                 |
| # of Stories      | 4                                                                                                    |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Balcony                            |
| Construction      | Concrete, Vinyl Siding, Wood Frame |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 4th, 2025 |
| Days on Market | 14                  |
| Zoning         | M-2                 |

### Listing Details

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