



GRASSROOTS
REALTY GROUP

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213 Copperpond Villas SE
Calgary, Alberta

MLS # A2315692



\$400,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,451 sq.ft.	Age:	2014 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Low Maintenance L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d50
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this beautifully maintained 2 bedroom, 2.5 bathroom townhome in the vibrant community of Copperfield! Featuring low condo fees, an attached single garage, and an unbeatable location with a walkout backing onto a beautiful park, this home offers the perfect combination of comfort, convenience, and lifestyle. Inside, you'll find a bright and functional open concept layout designed for modern living. The spacious main floor is ideal for entertaining, with a welcoming living area, stylish kitchen complete with a gas stove, and generous dining space. Upstairs, both bedrooms feature their own private ensuite bathrooms, creating the perfect setup for roommates, guests, or anyone looking for added privacy and flexibility. New roof and siding 2023! Enjoy peaceful park views right outside your door along with access to Copperfield's extensive pathways, green spaces, playgrounds, and nearby amenities. Whether you're a first time buyer, investor, or downsizer, this move in ready home is a fantastic opportunity in one of SE Calgary's most desirable communities.