



**401 Copperpond Landing SE  
Calgary, Alberta**

**MLS # A2318569**



**\$438,800**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,627 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Additional Parking, Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Front Yard, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 297
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Pantry, Storage		

**Inclusions:** N/A

Welcome to this bright and beautifully maintained 3-storey townhome in Copperfield, offering the perfect blend of comfort, functionality, and modern living. With 1,600 sq.ft. of thoughtfully designed space, this home is ideal for families, professionals, or investors seeking a turnkey property in a well-managed community. The main living level features an open-concept layout with a spacious living room, dedicated dining area, and a stylish kitchen with ample cabinetry and a large central island—perfect for everyday living and entertaining. Large windows bring in plenty of natural light, creating a warm and inviting atmosphere throughout. Upstairs, you’ll find three generous bedrooms, including a comfortable primary suite with its own ensuite bath. A full second bathroom completes the upper level, offering convenience for family or guests. The finished lower level provides valuable extra space—ideal as a home office, fitness area, or flex room—along with direct access to the single attached garage and additional storage. Located in a quiet, family-friendly complex just steps from parks, pathways, and Copperfield’s many amenities, this home offers exceptional value in one of Calgary’s most popular southeast communities. Designed for modern living—this is a property you’ll be proud to call home.