

206 Copperpond Row SE
Calgary, Alberta

MLS # A2238581



\$425,000

Division:	Copperfield		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,453 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-G d44
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, High Ceilings, Open Floorplan, Storage		

Inclusions: N/A

Discover the perfect blend of comfort, style, and location in this beautifully maintained and move-in ready townhome, tucked away in one of the most desirable spots in the complex. Step out onto your spacious private deck, where you'll enjoy peaceful views of a lush green courtyard framed by mature trees, colourful perennials, and a charming gazebo — a true hidden gem. Inside, you're welcomed by a bright and open layout with soaring 9' ceilings and designer touches throughout. The chef-inspired kitchen is loaded with upgrades, including sleek quartz countertops, two-tone cabinetry, an eye-catching tile backsplash, and a full suite of stainless steel appliances. The oversized island and optional walk-in pantry add both function and flair — perfect for entertaining or everyday living. The upper-level features two generously sized primary suites, each offering its own private ensuite, walk-in closet, and ceiling fan for year-round comfort. You'll also love the convenience of upstairs laundry with built-in shelving, and beautifully finished bathrooms with modern tile and thoughtful details. Additional highlights include a finished garage, plenty of storage space in the basement, and valuable recent updates like a new furnace (2023) and hot water tank (2024). Whether you're looking for your first home, downsizing in style, or searching for a turnkey investment, this townhome checks every box. All that's missing is you — book your private showing today!