## 419, 117 Copperpond Common SE
## Calgary, Alberta

**MLS # A2240448**



# $319,900
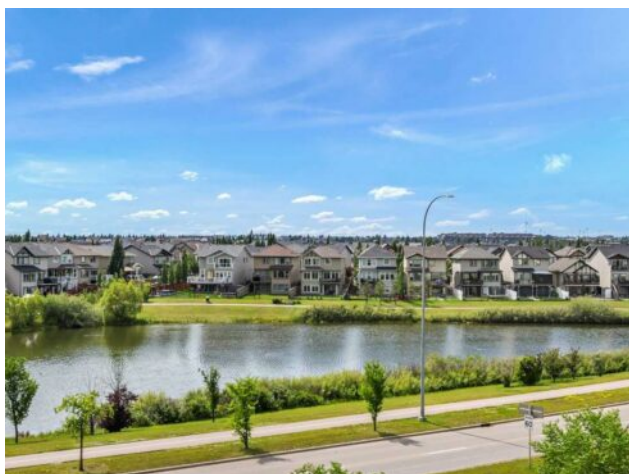
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| **Division:** | Copperfield |
| **Type:** | Residential/Low Rise (2-4 stories) |
| **Style:** | Apartment-Single Level Unit |
| **Size:** | 810 sq.ft. |
| **Age:** | 2015 (10 yrs old) |
| **Beds:** | 2 |
| **Baths:** | 2 |
| **Garage:** | Assigned, Heated Garage, Oversized, Parkade, Secured, Underground |
| **Lot Size:** | - |
| **Lot Feat:** | - |

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| **Heating:** | In Floor, Natural Gas | **Water:** | - |
| **Floors:** | Carpet, Vinyl, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | $ 491 |
| **Basement:** | None | **LLD:** | - |
| **Exterior:** | Stone, Vinyl Siding, Wood Frame | **Zoning:** | M-2 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Granite Counters, High Ceilings, Open Floorplan, Vinyl Windows | | |

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| **Inclusions:** | TV mounts,  shelves in bedroom and living room |

Welcome to Symmetry in Copperfield&mdash;your top-floor retreat with stunning pond and mountain views. This 2-bedroom, 2-bathroom + den condo offers a smart layout with bedrooms on opposite sides for privacy and a bright, open-concept living space with 9' ceilings and vinyl plank flooring. The kitchen features granite countertops, stainless steel appliances, and a spacious dining area&mdash;perfect for hosting. The primary suite includes a walk-through closet and a 3-piece ensuite with an oversized walk-in shower, while the second bedroom is next to the full main bath&mdash;ideal for guests or a roommate. A den near the entry provides a great work-from-home nook or mudroom setup. Extras include in-suite laundry with storage, a second-floor storage locker (no dusty parkade!), and an oversized underground parking stall. You&rsquo;ll love the fresh paint, peaceful top-floor living, and unbeatable location with easy access to Stony Trail, Deerfoot Trail, and 130th Avenue with banks, restaurants, medical offices, grocery stores, shopping, registries, and much more. Within walking distance, you&rsquo;ll find Tim Hortons, Subway, Indian cuisine, pizza, a small grocery store, liquor stores, dentist, massage, chiro and medical offices, a bus stop, plus a car wash at the gas station and a larger car wash and Jiffy Lube just minutes away. There are also beautiful walking paths nearby and plenty of schools and parks close to home. This one checks all the boxes&mdash;come take a look and fall in love with the view!