

# \$449,900 - 227 Copperpond Common Se, Calgary

MLS® #A2238030

**\$449,900**

2 Bedroom, 2.00 Bathroom, 1,356 sqft

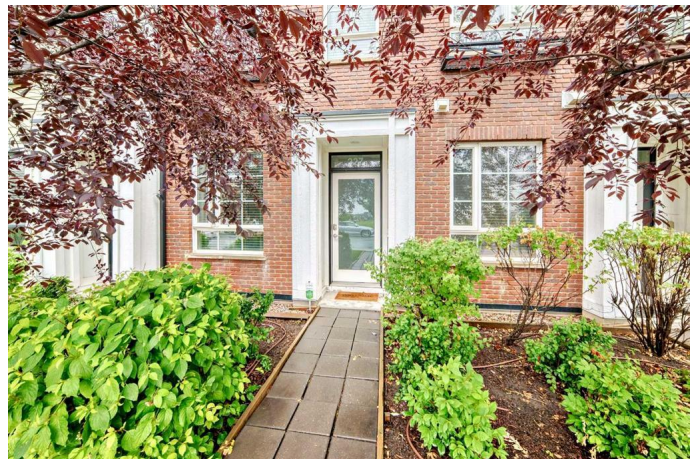
Residential on 0.03 Acres

Copperfield, Calgary, Alberta

Location, location, location! A little piece of heaven perfectly situated across from a park and close to all amenities along 130th Avenue, including restaurants, grocery stores, and more. Conveniently located near Fish Creek Park, scenic walking paths, South Health Campus Hospital, and public transportation. This beautiful townhouse sits on a charming tree-lined street with great curb appeal. Step into a spacious foyer where youâ€™ll find a versatile flex room to the left, ideal for a home office, bedroom, or gym. The entry level features updated vinyl plank flooring and a four-piece bath, offering flexibility to convert the flex room into an additional bedroom if desired.

The next level opens up to a bright and airy open-concept kitchen, living room, and dining area. The kitchen features granite countertops, a functional island with an eating bar, and stainless steel appliances. A generously sized pantry has been added for extra storage. The dining area flows into the living room, where large windows offer a lovely view of the park, and an extra storage unit has been thoughtfully added above the TV space.

Upstairs features two spacious bedrooms, including a master bedroom with a walk-through closet leading to a four-piece bathroom with a cheater door for added convenience. The laundry is also located on this level with a stacked washer and dryer. The



home includes a single attached garage located at the rear with direct access from the entry level, where youâ€™ll also find the furnace and hot water tank housed in the garageâ€™s storage area.

This home is move-in ready, and shows 10 out of 10!

Built in 2011

**Essential Information**

MLS® #	A2238030
Price	\$449,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,356
Acres	0.03
Year Built	2011
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

**Community Information**

Address	227 Copperpond Common Se
Subdivision	Copperfield
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2Z 1G5

**Amenities**

Amenities	Playground
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	High Ceilings, No Smoking Home
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Landscaped, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Zoning	M-2

## Listing Details

Listing Office	Diamond Realty & Associates LTD.
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