

# \$262,000 - 301, 117 Copperpond Se, Calgary

MLS® #A2260840

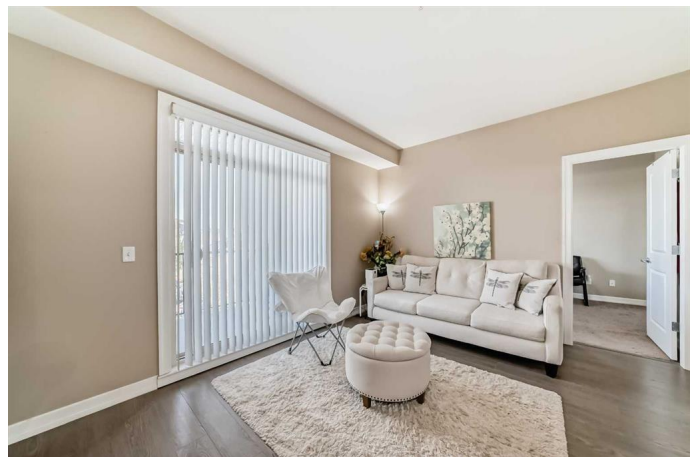
**\$262,000**

2 Bedroom, 1.00 Bathroom, 559 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

Welcome home to Symmetry, in the established community of Copperfield! This bright third floor, 2 bedroom - 1 bath unit, with open layout, high ceiling and in floor heating, offers the perfect mix of comfort and convenience. The modern kitchen has full-size stainless steel appliances, plenty of cabinets and a kitchen island with breakfast bar for entertaining or casual dining. The spacious living area is filled with natural light and leads to a large private balcony where you can enjoy a cup of coffee in the morning or tea at night. The primary bedroom offers a relaxing retreat with a large window and a secondary bedroom that can also serve perfectly as a guest room, home office or family space. Enjoy in-suite laundry, heated underground parking, and a separate storage locker for your extra essentials. Pride of ownership shines throughout - this home is clean, well cared for, and move-in ready. In addition to all of these you're just a few steps to Tim Hortons, pharmacy, medical clinic, chiropractor, pizza & donair shop, Shell gas station and other stores. For those looking for K-6 schools, St. Marguerite and Copperfield Elementary school are available. Plus you're just minutes to 130th Ave shopping, South Health Campus Hospital and YMCA. Commute to work is made accessible via Stoney Trail and Deerfoot Trail. This is a fantastic opportunity for first-time buyers, downsizers, or investors! Contact your REALTOR® to book a private appointment.



Built in 2015

## Essential Information

|                |                   |
|----------------|-------------------|
| MLS® #         | A2260840          |
| Price          | \$262,000         |
| Bedrooms       | 2                 |
| Bathrooms      | 1.00              |
| Full Baths     | 1                 |
| Square Footage | 559               |
| Acres          | 0.00              |
| Year Built     | 2015              |
| Type           | Residential       |
| Sub-Type       | Apartment         |
| Style          | Single Level Unit |
| Status         | Active            |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 301, 117 Copperpond Se |
| Subdivision | Copperfield            |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2Z5E2                 |

## Amenities

|                |                                                        |
|----------------|--------------------------------------------------------|
| Amenities      | Elevator(s), Secured Parking, Storage, Visitor Parking |
| Parking Spaces | 1                                                      |
| Parking        | Heated Garage, Underground                             |
| # of Garages   | 1                                                      |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, No Animal Home, No Smoking Home                                                                          |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | In Floor                                                                                                                |
| Cooling           | None                                                                                                                    |
| # of Stories      | 4                                                                                                                       |

## Exterior

|                   |                                 |
|-------------------|---------------------------------|
| Exterior Features | Balcony                         |
| Roof              | Asphalt Shingle                 |
| Construction      | Stone, Vinyl Siding, Wood Frame |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 15th, 2025 |
| Days on Market | 6                  |
| Zoning         | M-2                |

**Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | Royal LePage Blue Sky |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.