# \$465,000 - 313 Copperpond Landing Se, Calgary

MLS® #A2228519

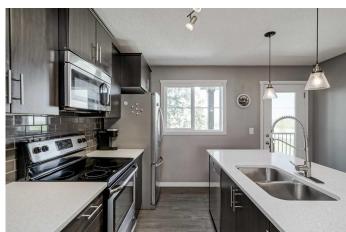
# \$465,000

2 Bedroom, 3.00 Bathroom, 1,597 sqft Residential on 0.00 Acres

Copperfield, Calgary, Alberta

2 PRIMARY BEDROOMS | 2.5 BATHS | OVER 1,600 SQ FT | ATTACHED GARAGE | **BACKING ONTO GREEN SPACE** Welcome to this charming and well-kept townhouse in the heart of Copperfield. Perfectly situated close to parks, playgrounds, schools, and shopping, it is tucked away and backs onto a serene green space. This home offers both comfort and privacy. As you walk in, you're welcomed by a spacious front foyer with easy access to the ATTACHED GARAGE. The entry-level also includes a bonus FLEX SPACE that opens onto a rear patioâ€"perfect for a home office, workout room, or extra lounge area. Other highlights include central A/C, ample storage, and a full driveway in front of the attached single garage. Upstairs, the main living area features a bright, open layout with a cozy gas fireplace, custom-built-ins and access to a front-facing balcony. The living and dining areas flow beautifully together, creating a warm and functional space for everyday living or entertaining guests. The kitchen offers quartz countertops, a central island with a breakfast bar, large windows, and an electric stove. Step out onto the second balcony from the kitchen, which overlooks the quiet green space. Upstairs, you'II find two generously sized primary bedrooms, each with a 4-piece ensuite and walk-in closetâ€"ideal for roommates, guests, or families. This is low-maintenance living in one of SE Calgary's most family-oriented communitiesâ€"don't miss







#### Built in 2013

#### **Essential Information**

MLS® # A2228519 Price \$465,000

Bedrooms2Bathrooms3.00Full Baths2Half Baths1

Square Footage 1,597 Acres 0.00 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

# **Community Information**

Address 313 Copperpond Landing Se

Subdivision Copperfield

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 1G6

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Single Garage Attached

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, Storage, Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer

Heating Forced Air

Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Electric, Gas

Basement None

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 12th, 2025

Days on Market 4

Zoning M-2

## **Listing Details**

Listing Office eXp Realty

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