

**317, 117 Copperpond Common SE**  
**Calgary, Alberta**
**MLS # A2238043**

**\$299,999**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 780 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                                                                              |                   |        |
|--------------------|----------------------------------------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                                                       | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Tile, Vinyl Plank                                                                    | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -                                                                                            | <b>Condo Fee:</b> | \$ 471 |
| <b>Basement:</b>   | -                                                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame                                                                                   | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -                                                                                            | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Storage, Vinyl Windows |                   |        |

**Inclusions:** N/A

Mountain and pond views, southwest sunshine, and a fully renovated interior &mdash; this is the one you've been waiting for! Located in the sought-after Symmetry complex in Copperfield, this well-maintained and professionally updated corner unit offers 2 bedrooms, 2 full bathrooms, a spacious den, and a heated underground parking stall with a separate storage locker. Step inside to a bright and airy layout filled with natural light thanks to large corner windows and sunny southwest exposure. The private balcony is the perfect place to unwind, with breathtaking views of the pond and mountains &mdash; and those same views are right from the comfort of your primary bedroom. The open-concept floor plan features 9' ceilings, a welcoming living and dining space, and a kitchen that impresses with granite countertops and plenty of storage for both everyday living and entertaining. The primary suite features a walk-through closet and a 3-piece en-suite bathroom, while the second bedroom and a full 4-piece bathroom are located on the opposite side of the unit &mdash; ideal for guests or roommates. A versatile den adds flexible space for a home office, nursery, or reading nook. This home has been recently upgraded with new carpet in both bedrooms, a full professional repaint throughout &mdash; including all baseboards &mdash; and brand new custom window coverings on every window, featuring blackout blinds in the primary bedroom. You'll also love the combination of luxury vinyl plank, tile, and carpet flooring, along with the in-suite laundry and extra storage space. The unit includes a second-floor storage locker (no dusty parkade bins here!) and is conveniently located near schools, shopping, parks, walking paths, and offers quick access to Deerfoot Trail. Whether you're relaxing on the balcony or entertaining in the

open-concept kitchen, this condo offers the perfect blend of lifestyle, location, and value. Move-in ready and packed with features &mdash; book your private showing today!