



THE
A-TEAM

**RE/MAX
FIRST**

117 COPPERPOND Common #317, Calgary T2Z 5E2

MLS®#: **A2172976** Area: **Copperfield** Listing Date: **10/15/24** List Price: **\$344,999**
 Status: **Active** County: **Calgary** Change: **-\$10k, 24-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat:

Park Feat:

Assigned, Underground

Finished Floor Area

Abv Sqft: **772**

Low Sqft:

Ttl Sqft: **772**

DOM

67

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**

Garage Sz:

Utilities and Features

Roof:
 Heating: **Baseboard, Natural Gas**
 Sewer:
 Ext Feat: **Balcony**

Construction: **Wood Frame**
 Flooring: **Carpet, Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**
 Int Feat: **Open Floorplan, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`9" x 10`7"	Living Room	Main	13`5" x 11`4"
Den	Main	7`4" x 5`9"	Laundry	Main	6`9" x 2`11"
Balcony	Main	10`7" x 6`2"	Bedroom - Primary	Main	12`0" x 10`1"
Bedroom	Main	10`9" x 7`11"	4pc Bathroom	Main	0`0" x 0`0"
3pc Ensuite bath	Main	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$471

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1511661**

Remarks

Pub Rmks: **CORNER UNIT | SUNNY SOUTHWEST EXPOSURE | NEW CARPET | HEATED PARKING STALL and STORAGE | Welcome to Symmetry in Copperfield, a well run complex in a great location. Offering 2 bedrooms and 2 bathrooms plus a den this FRESHLY PAINTED and well maintained unit would be perfect for anyone looking for a unique corner unit with lots of natural light! This home is great for a small family, investment or roommates! Open plan, granite kitchen counters with large eating area and custom window coverings throughout. Vinyl plank, tile and carpet (which has all been replaced). Sunny balcony, close to all amenities, schools, shopping and access to Deerfoot Trail. Come check this one out today!**

Inclusions: **None**
Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







