

118 COPPERPOND Landing, Calgary T2Z 1G6

MLS® #: **A2178496** Area: **Copperfield** Listing **11/10/24** List Price: **\$425,000**
 Status: **Active** County: **Calgary** Date: Change: **-\$5k, 26-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **2012**
Lot Information
 Lot Sz Ar: **1,459 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,222**
 Low Sqft:
 Ttl Sqft: **1,222**

DOM
41
Layout
 Beds: **2 (2)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking
 Ttl Park: **2**
 Garage Sz: **1**

Access:
 Lot Feat: **Backs on to Park/Green Space, Few Trees, Low Maintenance Landscape, No Neighbours Behind, Landscaped, Rectangular Lot**
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding, Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet, Laminate**
 Sewer: Water Source:
 Ext Feat: **Balcony, Courtyard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings**
 Int Feat: **Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	Dining Room	Main	9`5" x 11`0"
Kitchen	Main	15`6" x 10`6"	Living Room	Main	9`10" x 14`4"
3pc Ensuite bath	Second		4pc Ensuite bath	Second	
Bedroom	Second	12`10" x 12`0"	Bedroom - Primary	Second	12`4" x 13`0"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$278

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1212052

Remarks

Pub Rmks: **Welcome home to this freshly painted, 1222 sqft modern two-story townhome, perfectly situated in one of the best locations within the complex, backing onto a beautiful green space! Step inside to find laminate flooring, 9' ceilings, and a spacious open-concept floor plan. The kitchen features stainless steel appliances, ample cabinetry, a large eat-up bar, and a corner pantry. The inviting living room includes a cozy gas fireplace with serene views of the green space, while the dining area accommodates a large table and opens onto your sunny south-facing patio. Upstairs, two primary bedrooms each offer an ensuite and walk-in closet, providing privacy and convenience. The basement is ready for your personal touch, featuring an open layout and an egress window. Additional highlights include a single attached garage, with visitor parking just steps away—ideal for hosting guests. This well-managed complex offers a fantastic opportunity to make this beautifully updated townhome your own. Call your favorite Realtor today to schedule a private showing!**

Inclusions: N/A
Property Listed By: CIR Realty

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











