



THE
A-TEAM

**RE/MAX
FIRST**

121 COPPERPOND Common #816, Calgary T2z5B6

MLS®#: **A2197366**

Area: **Copperfield**

Listing Date: **02/26/25**

List Price: **\$399,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Calgary**
Year Built: **2014**

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat: **Level**
Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,146**
Low Sqft:
Ttl Sqft: **1,146**

DOM

0

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Eat in Kitchen	Second	7`6" x 11`4"	Dinette	Second	6`7" x 8`3"
Living Room	Second	10`0" x 18`4"	Laundry	Second	2`7" x 4`7"
Bedroom - Primary	Third	11`8" x 14`2"	Bedroom	Third	9`1" x 14`2"
Furnace/Utility Room	Third	3`0" x 5`5"	2pc Bathroom	Second	
3pc Ensuite bath	Third		4pc Ensuite bath	Third	

Legal/Tax/Financial

Condo Fee:
\$274

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1510704**

Remarks

Pub Rmks: **You'll love this double master bedroom condo, ideally situated in the family friendly community of Copperfield. This spacious condo is located over 2 floors and offers two balconies, one to the east and one to the west. On entering you'll go up the entry stair to a light filled eat-in kitchen. This spacious area is well equipped with cabinets and counter space and will offer you a peaceful retreat at the end of your day. The large family room will not disappoint you. There is a convenient 2 piece bath on this level as well as a great laundry area. Upstairs you'll find the first of 2 master bedroom/ensuite combinations to the west, featuring a 3 piece ensuite. The second master suite offers a 4 piece cheater ensuite. This condo comes with an assigned parking stall and storage locker. If you're looking for an investment this is a perfect opportunity to pick up a property already leased to a great tenant. There's low turnover in this well run condo complex so don't let this chance pass you by!**

Inclusions: **N/A**
Property Listed By: **Hope Street Real Estate Corp.**

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





