



# 117 Copperpond Common Calgary Alberta

\$232,000

**\*BACK ON THE MARKET\*** A fantastic opportunity for first time buyers, downsizers or savvy investors in the heart of Coppefield! This charming 1-bedroom ground floor apartment perfectly combines modern living with the vibrant character of the community. You'll appreciate the open-concept layout that seamlessly connects the living room, kitchen, and dining area, providing an inviting environment for both relaxation and entertaining. The kitchen is a great feature, boasting modern appliances and ample counter space, making it a delight for cooking enthusiasts. The bedroom is comfortably sized and features a walk-through closet, offering plenty of storage and a cozy retreat at the end of the day. The 4-piece bathroom is elegant and functional, featuring a tub-shower combo. Another impressive feature is the abundance of natural light that floods the apartment through large windows, creating a bright and welcoming atmosphere throughout the day. French doors lead to a generous south-facing balcony, perfect for enjoying your morning coffee or unwinding in the evening. The convenience continues with a dedicated surface parking stall and a separate storage locker, providing extra space for your belongings. Additionally, the in-suite laundry facilities add a touch of convenience and ease to your daily routine. Coppefield is a vibrant community known for its parks, playgrounds, and scenic walking and biking paths. You'll have easy access to local amenities, including shops and dining options, making everyday living convenient and enjoyable. With Stoney and Deerfoot Trail close by, you're well-connected to the rest of Calgary, ensuring that everything you need is within reach. Don't miss the opportunity to make this wonderful apartment your own. Schedule a viewing today. *\*Please note, some photos have been virtually staged\** (id:6769)

4pc Bathroom 4.75 Ft x 7.75 Ft  
 Other 9.75 Ft x 6.00 Ft  
 Bedroom 8.75 Ft x 11.42 Ft  
 Foyer 4.33 Ft x 6.00 Ft

Kitchen 9.25 Ft x 12.17 Ft  
 Living room/Dining room 9.25 Ft x 11.75 Ft  
 Laundry room 2.58 Ft x 2.83 Ft  
 Other 5.75 Ft x 2.83 Ft

Listing Presented By:



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