



## 214 COPPERPOND Row Calgary Alberta

\$450,000

Welcome to your new home - a beautiful 2-bedroom, 2.5-bathroom CORNER LOT townhouse offering the perfect mix of comfort, style, and convenience. This BRIGHT Stylish 2 Storey OFFERS Parking for 2 CARS, 9' Knockdown Ceilings, Laminate & Tile Floors, HUGE Windows & an Inviting Open Design. Deluxe Kitchen with GRANITE COUNTERS, Stainless Steel Appliances including a GAS Stove, Centre ISLAND with Breakfast Bar & a WALK-IN PANTRY. The Grand Central Dining Nook with a Computer Bay is perfect for entertaining & office work. The Family Room has Patio Doors to a HUGE 11' x 7' BALCONY. For convenience there's also a 2 pc washroom on this level. The UPPER area features TWO BIGGER Bedrooms BOTH with Walk-In Closets for abundance of STORAGE, an elegant 4 Piece Bath, a Private 3 Piece ENSUITE, & an Upper Laundry Area (no heavy lifting of laundry to the basement). The Lower Level offers the chance to develop another BEDROOM/office or a Den/ Exercise Room or the option to leave it as it is for MORE storage. This home comes with an ATTACHED GARAGE (with an extra space for storing your tires) and a Driveway Parking for your 2nd Vehicle. Just a few steps from the rear walk-out CONCRETE PATIO (not many units have this feature) is the usually vacant VISITOR's PARKING (easy walk for your GUESTS). Professionally Managed PET-FRIENDLY Complex - 1/2 block to the Area Pathways - Minutes from 130 Ave Shopping, 2 Area Schools AND Quick Access to Stoney Trail & the South Health Campus Hospital. Write your OFFER now while it's available. (id:6769)

Other 10.75 Ft x 6.83 Ft  
Living room 16.67 Ft x 15.08 Ft  
Kitchen 12.25 Ft x 11.00 Ft  
Dining room 10.42 Ft x 9.00 Ft  
2pc Bathroom 5.58 Ft x 4.92 Ft  
Primary Bedroom 14.75 Ft x 11.00 Ft

3pc Bathroom 10.08 Ft x 4.83 Ft  
Other 9.08 Ft x 5.75 Ft  
Bedroom 11.67 Ft x 11.00 Ft  
Other 5.75 Ft x 5.08 Ft  
4pc Bathroom 10.08 Ft x 4.83 Ft  
Laundry room 4.75 Ft x 4.58 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX Real Estate (Central)



See

**Mirror**

100, 707-10 AVE. SW , Calgary, AB,  
T2R 0B3

Phone: 403-969-0267  
arobinson@cirrealty.ca