# \$452,500 - 313 Copperpond Landing Se, Calgary

MLS® #A2247411

### \$452,500

2 Bedroom, 3.00 Bathroom, 1,597 sqft Residential on 0.00 Acres

Copperfield, Calgary, Alberta

Welcome to this beautifully kept 1597 sq ft townhome in the heart of Copperfieldâ€"perfect for first-time buyers, downsizers, or investors. Backing onto a green space and close to parks, schools, and shopping, it offers both comfort and privacy. The entry level features a spacious foyer with direct access to the attached garage, a versatile flex room for a home office or gym, laundry, and a rear patio. Upstairs, the bright open-concept layout includes a living room with a gas fireplace and custom built-ins, a dining area, and a modern kitchen with quartz countertops, stainless steel appliances, dark cabinetry, and a central island. Two balconiesâ€"one front-facing and one overlooking the green spaceâ€"provide great outdoor living.

The upper level offers two large primary bedrooms, each with a walk-in closet and private 4-piece ensuite. Extras include central A/C, rear water hookup, decorative planters, and a HOT WATER TANK (2021). Enjoy low-maintenance living in one of SE Calgary's most family-friendly communities. Book your private showing today!







Built in 2013

#### **Essential Information**

MLS® # A2247411 Price \$452,500 Bedrooms 2

Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,597

Acres 0.00

Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style Townhouse

Status Active

## **Community Information**

Address 313 Copperpond Landing Se

Subdivision Copperfield

City Calgary
County Calgary
Province Alberta

Postal Code T2Z 1G6

#### **Amenities**

Amenities Other

Parking Spaces 2

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, No Animal Home, Storage, Walk-In

Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer

Heating Forced Air Cooling Central Air

Fireplace Yes

# of Fireplaces 2

Fireplaces Gas, Electric

Basement None

#### **Exterior**

Exterior Features None

Lot Description Backs on to Park/Green Space

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed August 12th, 2025

Days on Market 65

Zoning M-2

## **Listing Details**

Listing Office eXp Realty

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