

# \$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 Copperfield—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 balconies—one front-facing and one overlooking the green space—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 | 84                |
| Zoning         | M-2               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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