

# \$459,750 - 313 Copperpond Landing Se, Calgary

MLS® #A2247411

**\$459,750**

2 Bedroom, 3.00 Bathroom, 1,597 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

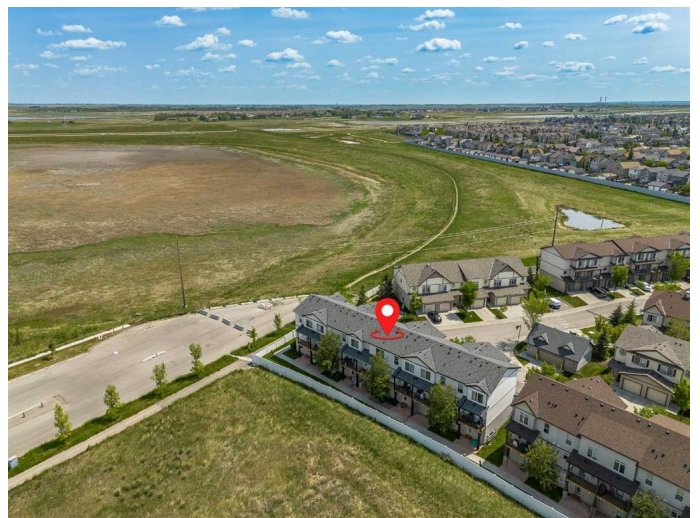
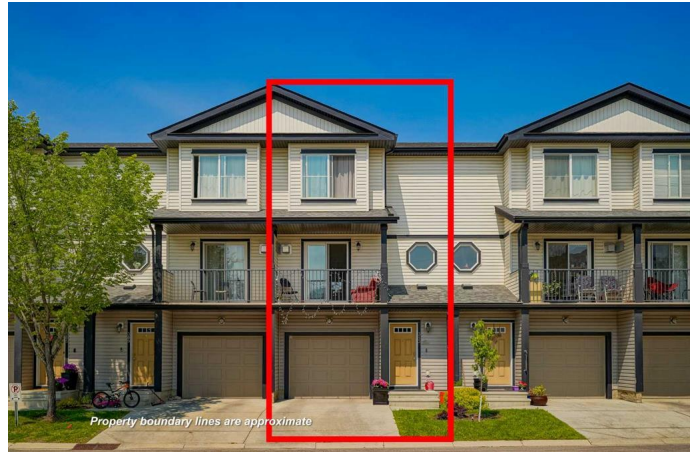
Welcome to this beautifully kept 1597 sq ft townhome in the heart of Copperfieldâ€”perfect for first-time buyers, downsizers, or investors. Backing onto a green space and close to parks, schools, and shopping, it offers both comfort and privacy. The entry level features a spacious foyer with direct access 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 Calgaryâ€™s most family-friendly communities. Book your private showing today!

Built in 2013

## Essential Information

MLS® # A2247411

Price \$459,750



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	1
Zoning	M-2

### **Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.