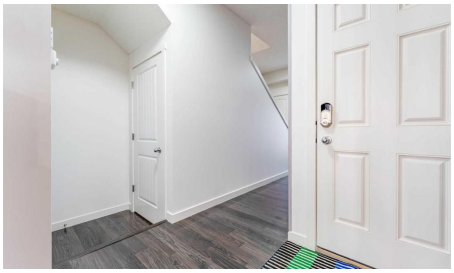
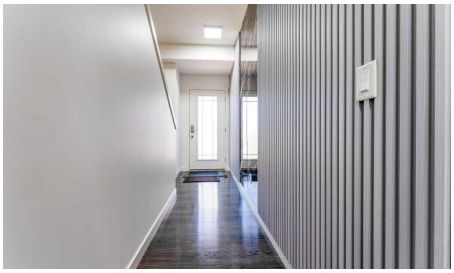
249 Copperpond Landing SE

Calgary | Active | MLS® A2351089

$435,000









Bedrooms	Bathrooms	Year Built	Living area
3	**3**	**2013**	**1,311.38 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by CIR Realty

A closer look

WELCOME TO 249 COPPERPOND LANDING SE - A DESIRABLE END-UNIT HOME offering 3 BEDROOMS, 2.5 BATHROOMS, AN ATTACHED GARAGE, FIREPLACE, PRIVATE PATIO, AND AN IMPRESSIVE UNDEVELOPED BASEMENT in the family-friendly community of COPPERFIELD! With its END-UNIT POSITION, functional two-storey layout, generous primary retreat, excellent storage, and future development potential, this inviting property offers a wonderful combination of SPACE, COMFORT, PRIVACY, AND FLEXIBILITY for first-time buyers, families, professionals, or anyone looking for a home that offers more than the basics. Step inside through the welcoming foyer and discover a main floor designed to bring everyone together. The SPACIOUS KITCHEN, measuring approximately 15'5" x 10'8", offers generous working space and is complemented by a DEDICATED PANTRY for additional storage. The kitchen flows naturally into the dining area and inviting living room, creating a comfortable layout for family meals, entertaining friends, or simply relaxing at the end of the day. Adding warmth and character to the main living area is a FIREPLACE, creating an inviting focal point and a cozy atmosphere during Calgary's cooler months. The floor plan also provides direct access from the living/dining area to the OUTDOOR PATIO, extending your living space outdoors and providing a convenient spot for morning coffee, summer BBQs, or relaxing in the fresh air. A convenient 2-PIECE POWDER ROOM completes the main living level. Upstairs, one of this home's strongest features becomes immediately apparent-the GENEROUSLY SIZED PRIMARY BEDROOM RETREAT. Measuring approximately 15'1" x 15'7" and 186 SQ. FT., the primary bedroom offers substantially more room than simply fitting a bed, giving you space to create a comfortable and relaxing personal retreat. It is complemented by a WALK-IN CLOSET AND PRIVATE 4-PIECE ENSUITE, providing the privacy and functionality buyers appreciate. Two additional bedrooms, measuring approximately 95 and 97 sq. ft., provide versatile accommodations for children, guests, roommates, or a dedicated home office. A second FULL 4-PIECE BATHROOM serves these bedrooms, creating a practical 3-BEDROOM, 2.5-BATHROOM CONFIGURATION that works well for a variety of lifestyles. Multiple closets throughout the upper floor further enhance everyday storage. Another major advantage is the LARGE UNDEVELOPED BASEMENT. With approximately 495.5 SQ. FT. OF INTERIOR AREA below grade, including a substantial open storage area measuring approximately 18'8" x 23', the lower level gives the next owner an exciting opportunity to customize the home to suit their lifestyle. Imagine a future recreation room, home gym, entertainment area, office, hobby space, or additional storage-the unfinished configuration allows buyers to decide how the space can best work for them, subject to required approvals and permits. Parking and storage are also made easier with the ATTACHED GARAGE. COME SEE WHY THIS COULD BE THE COPPERFIELD HOME YOU'VE BEEN WAITING FOR!

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2351089
Bedrooms	3
Bathrooms	3

Year Built	2013
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Bare Land Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	2 Storey
Total Living Area:	1,311.38 sq. ft.
Main Level Finished Area:	594.04 sq. ft.
Upper Level Finished Area:	717.34 sq. ft.
Below Grade Finished Area:	552 sq. ft.
Condo Fee:	$318.66
Condo Fee Includes:	Amenities of HOA/Condo, Common Area Maintenance, Insurance, Professional Management, Reserve Fund Contributions, See Remarks, Snow Removal, Trash
Lot Area:	1,808 sq. ft.
Lot Frontage:	25'1"
Front Exposure:	East
Entry Level:	1
Levels:	Two
End Unit:	End Unit
Total Rooms Above Grade:	10
Year built:	2013 (Age: 13)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3

Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	3.0 (Full:2, Half:1)
Num Ensuite Baths:	1
Plan:	1312792
Heating:	Forced Air, Natural Gas
Basement:	Full, Unfinished, Other
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Vinyl Siding, Wood Frame
Structure Type:	Other
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Carpet, Ceramic Tile
Cooling:	None
Fireplaces:	1
Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	1
Parking:	Single Garage Attached
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southeast
Condo Name:	Z-name Not Listed

Community:	Copperfield
Amenities:	Garbage Chute, Playground, Snow Removal, Trash, Visitor Parking
Appliances:	Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Yes
Main Floor	Dining Room · 10'9" × 9'3" ·
Main Floor	Foyer · 7'5" × 5'11" ·
Main Floor	Hall · 8'2" × 3'6" ·
Main Floor	Hall · 3'7" × 3'2" ·
Main Floor	Kitchen · 15'5" × 10'8" ·
Main Floor	Living Room · 14'4" × 9'10" ·
Main Floor	Pantry · 3'7" × 3'7" ·
Upper Level	Bedroom · 10'1" × 9'5" ·
Upper Level	Bedroom · 11'9" × 9'3" ·
Upper Level	Hall · 9'10" × 8'3" ·
Upper Level	Bedroom - Primary · 15'7" × 15'1" ·
Upper Level	Walk-In Closet · 6'8" × 5'1" ·
Basement	Storage · 3' × 2'10" ·
Title to Land:	Fee Simple
Community Features:	Park, Pond, Schools Nearby, Shopping Nearby, Sidewalks, Walking/Bike Paths
Interior Features:	Breakfast Bar, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)
Exterior Features:	Playground
Patio And Porch Features:	Patio, Porch
Lot Features:	Corner Lot, Few Trees, Rectangular Lot, See Remarks

Num. of Parcels:	0
Fencing:	None
Region:	Calgary
Zone:	CAL Zone SE
Zoning:	M-2
Listed Date:	Oct 08, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/249-copperpond-landing-se-calgary-a2351089/

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Data was last updated November 23, 2026 at 10:05 AM (UTC)

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.