

# \$449,900 - 384 Copperpond Landing Se, Calgary

MLS® #A2252684

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,334 sqft  
Residential on 0.03 Acres

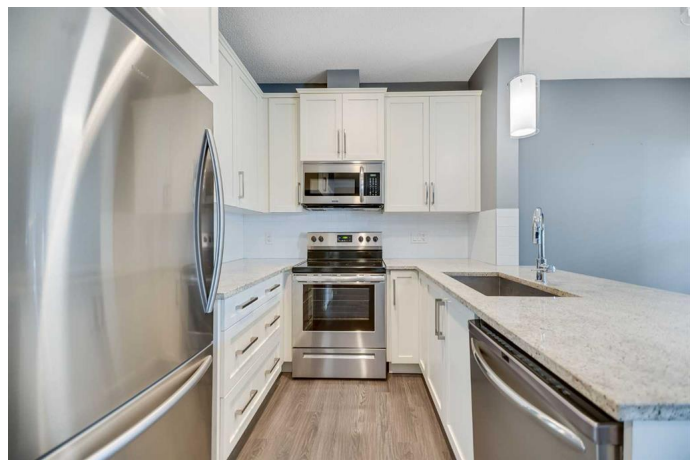
Copperfield, Calgary, Alberta

OPEN HOUSE Oct 18th from 1-4pm!

Welcome to 384 Copperpond Landing SE—a townhome in Aura of Copperfield, this 3-bed, 2.5-bath blends thoughtful upgrades with everyday function. Inside, the open main floor is anchored by a stylish living room with tile fireplace surround, a defined dining area, and a chef-friendly kitchen featuring soft-close cabinetry with upgraded hardware, granite counters, an oversized stainless sink, and a stainless steel appliances including a newer stove (Nov 2023) and fridge (Apr 2022). A convenient powder room completes the level.

Upstairs, the spacious primary bedroom offers a 4-pc ensuite with granite, tiled floors, and subway-tile surrounds—finishes echoed in the additional bathroom. Two additional bedrooms complete this upper level. Cohesive laminate flooring on the main and upper level. The basement is unfinished offering many future development opportunities, featuring new washing machine (Apr 2025) and dryer in the basement make it truly move-in ready.

Enjoy sunsets on the covered, west-facing patio, overlooking a treed green space—a peaceful backdrop for morning coffee or golden-hour unwinds. The front single attached garage connects to the main level with extra storage, plus a garage door opener (Sept 2022). The unit is located conveniently near visitor parking for guests, or apply on the waitlist for additional parking. This condo



allows for pets with board approval. Steps from community ponds, playgrounds, and pathways—including Wildflower Pond—and close to New Brighton Athletic Park; minutes to the Brookfield Residential YMCA at Seton and the South Health Campus. Quick access to 130 Ave SE/South Trail Crossing and Seton shopping; commuter-friendly via Stoney Trail, Deerfoot Trail, and 52 St SE; nearby schools include Copperfield School (CBE Kâ€“5), St. Isabella (CCSD Kâ€“9), and Joane Cardinal-Schubert High (CBE, Seton). Book your showing today!

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2252684      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,334         |
| Acres          | 0.03          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                           |
|-------------|---------------------------|
| Address     | 384 Copperpond Landing Se |
| Subdivision | Copperfield               |
| City        | Calgary                   |
| County      | Calgary                   |
| Province    | Alberta                   |
| Postal Code | T2Z 1G6                   |

### Amenities

|                |                                            |
|----------------|--------------------------------------------|
| Amenities      | Visitor Parking                            |
| Parking Spaces | 2                                          |
| Parking        | Garage Door Opener, Single Garage Attached |
| # of Garages   | 1                                          |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Pantry                                |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                 |
| Cooling           | None                                                                                                    |
| Fireplace         | Yes                                                                                                     |
| # of Fireplaces   | 1                                                                                                       |
| Fireplaces        | Gas                                                                                                     |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Unfinished                                                                                        |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony, Courtyard                              |
| Lot Description   | Backs on to Park/Green Space, Landscaped, Level |
| Roof              | Asphalt Shingle                                 |
| Construction      | Vinyl Siding, Wood Frame                        |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 2nd, 2025 |
| Days on Market | 57                  |
| Zoning         | M-2                 |

### Listing Details

|                |                          |
|----------------|--------------------------|
| Listing Office | The Real Estate District |
|----------------|--------------------------|

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