



**17 Copperfield Court SE
Calgary, Alberta**

MLS # A2302063



\$394,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,243 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	1 full / 2 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Insulated, Single Garage		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 405
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Pantry		

Inclusions: N/A

YES there is a spacious Townhome in Copperfield Calgary that combines VALUE, FLEXIBILITY, and GREAT LOCATION! This estate sale at 17 Copperfield Court SE offers two primary bedrooms, bright sunny west-facing exposure, and seller offering a \$5000 buyer credit/allowance so buyer can choose their own carpets or flooring, creating a rare chance to personalize and build equity in a well-located home. Welcome to this bright and well-maintained end unit townhouse in Copperfield, designed for comfort and functionality. Featuring two primary bedrooms, each with walk-in closets and private ensuite bathrooms, this layout is ideal for shared living, guests, or rental flexibility. The main living area impresses with soaring 12-foot ceilings and oversized windows that flood the space with natural light from the sunny west-facing exposure. A private yard and deck extend your living outdoors, while the end unit position offers added privacy with only one neighboring wall. Additional features include a large basement den or flex space perfect for a home office or gym, fresh professional paint throughout, a built-in vacuum system, and a new large-capacity washer and dryer. The attached insulated and drywalled single garage plus extended driveway provide convenient parking for two vehicles. The seller is offering a \$5000 credit toward new carpet, giving buyers the opportunity to customize finishes to their taste. Located directly across from walking paths and a park, and within close proximity to South Health Campus, shopping and dining on 130th Avenue, and major routes including Deerfoot Trail, Stoney Trail, and 52 Street, this home offers both lifestyle and convenience. Probate has been granted and possession is negotiable. Whether you are a first-time buyer, downsizer, or investor, this 2 bed townhouse in Copperfield Calgary represents outstanding value in a

sought-after southeast community. (Some photos virtually staged and rendered with AI for your reference) Don't wait on this one! Call to book a showing and come see it today!