



**GRASSROOTS**

REALTY GROUP

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**337 Copperfield Boulevard SE  
Calgary, Alberta**

**MLS # A2304037**



**\$422,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,223 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Interior Lot, Lawn, Private, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 410
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Laminate Counters, Pantry, Storage, Track Lighting, Walk-In Closet(s)		

**Inclusions:** N/A

**DUAL PRIMARY LAYOUT | MOVE-IN READY | FLEXIBLE, FUNCTIONAL LIVING** Welcome to a home that just makes sense for the way people live today. Bright, functional, and thoughtfully laid out, this Copperfield townhome offers a rare dual primary bedroom setup &mdash; with both bedrooms featuring their own private ensuite bathrooms and walk-in closets. Whether you're buying with a partner, considering shared living, or looking for a smart long-term investment, this layout offers a level of flexibility that's hard to find. The main living space is filled with natural light and features an open-concept layout that flows comfortably between the kitchen, dining, and living areas. The kitchen offers ample cabinetry, stainless steel appliances, and a functional design that makes great use of the space. Recent updates include a brand new refrigerator, washer, and dryer (2026), allowing you to move in and enjoy the home without taking on immediate projects or added expenses. Located in Copperfield with convenient access to parks, shopping, major routes, and everyday amenities, this is a home that balances practicality, comfort, and long-term potential in one highly functional package.