



**GRASSROOTS**

REALTY GROUP

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**55 Copperfield Court SE  
Calgary, Alberta**

**MLS # A2324369**



**\$388,500**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,240 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 408
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** na

This two-bedroom, two-and-a-half-bath, four-level split townhome in Copperfield is the kind of place that's been cared for, maintained, updated where it counts, and offers a layout that's genuinely hard to come by at this price point. Both bedrooms have their own private en-suites. No sharing, no lineup, no compromises. Just functional design that actually works. The developed basement adds a versatile flex space perfect for a home gym, a guest room when company comes, or simply extra room to spread out. The living room is bright and inviting, with large windows that bring in generous natural light, the kind of cozy main space you actually want to come home to. A newer hot water tank and furnace (2024) means one less thing on your first-time buyer checklist. Single-car garage and air conditioning. Copperfield delivers. This established southeast Calgary community is woven together with scenic ponds, kilometres of pathways, parks, and a genuine sense of neighbourhood. You're minutes from South Trail Crossing, a short drive to the South Health Campus in Seton, and connected to the rest of the city via Stoney Trail and Deerfoot with zero drama. Tennis courts, a skating rink, a toboggan hill, ponds, and parks. Copperfield was built with lifestyle in mind, and it shows. Solid value. Real community. A great place to start.