



**337 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2325960



\$384,900

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

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

Inclusions: N/A

*** OPEN HOUSE SAT JULY 4 & SUN JULY 5 FROM 11AM - 1PM*** UNDER \$400K IN COPPERFIELD | MOVE-IN READY | 4-LEVEL SPLIT WITH DUAL PRIMARY SUITES Room to spread out, priced to move. This bright, move-in-ready Copperfield townhome uses its 4-level split layout to give you something most homes at this price can't: real separation between spaces. Work from home on one level, unwind on another, and enjoy not one but two primary suites, each with a private ensuite and walk-in closet. It's ideal for roommates, partners who like their own space, or anyone who just wants room to breathe. The main level is full of natural light with a look you won't expect in this price range, featuring modern lighting, warm wood-slat accent walls, and an easy flow between the kitchen, dining nook, and living room. The kitchen delivers full-size stainless appliances, generous cabinetry, and a smart, functional footprint. The flexible lower level is ready to be your media room, home office, or gym. Enjoy two outdoor spaces that set this home apart from most units in the complex: a welcoming front patio facing the main road, plus a private balcony off the dining area. Perfect spots for morning coffee or winding down at the end of the day. Move in without the to-do list. You get a brand new refrigerator, washer, and dryer (2026), full-size laundry, and an attached garage. Every level is finished and ready, with no projects and no surprises. Tucked into one of SE Calgary's most connected communities, you're minutes from Stoney Trail, schools, parks, shopping, and transit. Vacant with immediate possession, so it's easy to show and easy to move into. Some photos are virtually staged to show furniture placement and scale. The home's layout and finishes are unchanged.