

**211 Copperfield Lane SE**  
**Calgary, Alberta**

**MLS # A2236449**



**\$405,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Front Drive, Guest, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Low Maintenance Landscape, Many Trees, Rectangular Lot		

<b>Heating:</b>	Central, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Chandelier, High Ceilings, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Wall mountain TV bracket in the main floor

A Place to Call Home in the Heart of Copperfield Welcome to this stylish and functional 4-level split townhouse tucked into the vibrant community of Copperfield—where parks, schools, walking paths, and everyday conveniences are just around the corner. From the moment you enter, you'll appreciate the thoughtfully designed layout that offers both separation of space and connection where it matters most. The main floor living area is bright and open, leading to a private balcony with direct access to the main road—perfect for morning coffees, greeting the day, or quickly catching the bus at the stop just steps from your door. Up a few steps, you'll find the heart of the home—a warm and welcoming kitchen and dining area on the third level, ideal for hosting friends or enjoying quiet meals. Step out onto your second balcony—a serene, private outdoor space that faces no neighbours—just sky and peace. The top level features two generously sized bedrooms, including a primary suite with its own ensuite, plus a second full bathroom for guests or a roommate. Downstairs, the fully finished basement offers the flexibility to create a cozy family room, home gym, or workspace—whatever fits your lifestyle best. Newer carpets and toilets in all bathrooms. New flooring in both ensuites, new vanity in the half bath. The appliances were replaced in the last 5 years, washer dryer in the last 2 years. One of the few units with 2 balconies in the complex. Enjoy the convenience of an attached single-car garage, plus visitor parking nearby. With its smart layout, low-maintenance lifestyle, and proximity to everything you need, this home is a perfect match for first-time homebuyers or savvy investors looking for a great property in a growing community.