

**219 Copperfield Lane SE**  
**Calgary, Alberta**

**MLS # A2277028**



**\$408,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,270 sq.ft.	<b>Age:</b>	2004 (22 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>	Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lig		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 367
<b>Basement:</b>	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), Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, Pantry		

**Inclusions:** Hutch in Kitchen and removable kitchen island

Welcome to this charming 2-bedroom, 2.5-bath townhome located in the family-friendly community of Copperfield Village—an ideal opportunity for first-time buyers or investors seeking low-maintenance living. Conveniently situated just steps from public transit and within walking distance to parks, schools, and local amenities, this well-located home truly checks all the boxes. Upon entry, you are greeted by a bright and open foyer featuring durable tile flooring and direct access to the single attached garage. The upper level boasts a spacious and inviting living room with soaring ceilings and access to a private back patio that opens to street level—perfect for relaxing or entertaining. A few steps up, the open-concept kitchen and dining area showcases maple cabinetry, black appliances, a pantry for added storage, and a second balcony off the dining space. This level is complete with a convenient 2-piece powder room and a laundry room equipped with upper cabinetry for extra organization. The top floor offers two generously sized primary bedrooms, each featuring its own walk-in closet and private ensuite bathroom—an excellent layout for roommates, guests, or shared living. The finished basement adds valuable additional living space, ideal for a recreation room, home office, or gym, along with ample storage. With easy access to major roadways and all amenities nearby, this well-maintained home is a must-see and won't last long. Please check out the VIRTUAL TOUR LINK for hi-tech interactive floor plans/hi-def photos/virtual tours where you can take a "walk" throughout all rooms of the property.