



**GRASSROOTS**  
REALTY GROUP

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**125 COPPERFIELD Lane SE**  
**Calgary, Alberta**

**MLS # A2257290**



**\$284,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Copperfield  |               |                   |
| <b>Type:</b>     | Residential/Five Plus  |               |                   |
| <b>Style:</b>    | 4 Level Split  |               |                   |
| <b>Size:</b>     | 1,287 sq.ft.   | <b>Age:</b>   | 2004 (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> | Backs on to Park/Green Space, Few Trees, Landscaped, Street Lighting |               |                   |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Linoleum                                     | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | \$ 375 |
| <b>Basement:</b>   | Finished, Partial  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                         | <b>Zoning:</b>    | M-1d75 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | High Ceilings, No Smoking Home, See Remarks, Vinyl Windows |                   |        |

**Inclusions:** N/A

ATTENTION..... This investment is an excellent opportunity for buyers or investors looking to build equity! This spacious townhouse is priced below market value and offers fantastic potential with some updating and repairs. The townhouse offers over 1300 square feet of living space. The two spacious bedrooms have their own en-suites, a sunken living room with a cathedral ceiling that allows for plenty of natural light throughout, a bright and open kitchen with a dining area, and a laundry room with a 2-piece bath. The lower family room could also serve as an office, and there is a single attached garage with entry to the main floor. The back deck is private, backing onto a bike path and green area. This townhouse provides a solid layout in a desirable community. Perfect for the renovators, first-time buyers willing to do some work or investors seeking value. With your personal touches, this property can truly shine! Do not miss this opportunity to own at an affordable price in today's market!