



GRASSROOTS
REALTY GROUP

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219 Copperfield Lane SE
Calgary, Alberta

MLS # A2277028



\$408,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,270 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn, Low Maintenance Landscape, Rectangular Lot, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 367
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	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.