



**39 Copperfield Terrace SE
Calgary, Alberta**

MLS # A2295545



\$475,000

Division:	Copperfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,227 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-G
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan		

Inclusions: n/a

Opportunity knocks in Copperfield. Whether you're a first-time buyer looking to get into the market or an investor searching for your next project, this home offers real value in a well-established, family-friendly community. The main floor features hardwood flooring, a bright living area, a functional kitchen with plenty of space to work with, and a convenient half bath. Upstairs, you'll find three bedrooms including a primary suite with a walk-in closet. The bathroom upstairs features a relaxing soaker tub. The carpet was updated in 2020, and the hot water tank was replaced in 2024. Out back, there's space to play as well as a garage pad with rear parking and room to build a future garage—giving you flexibility now and upside later. This home could benefit from some cosmetic updates, but the layout and location make it a solid foundation to build equity over time. Just around the corner from St. Isabella School and close to parks, pathways, and everyday amenities, this is a smart buy with long-term potential.