



**337 Copperfield Boulevard SE
Calgary, Alberta**

MLS # A2304037



\$422,000

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,223 sq.ft.	Age:	2005 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Interior Lot, Lawn, Private, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 410
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Laminate Counters, Pantry, Storage, Track Lighting, Walk-In Closet(s)		

Inclusions: N/A

Welcome to a home that just feels right the moment you walk in. Filled with natural light and clean, modern finishes, this thoughtfully updated property offers a bright and open main living space that’s both functional and inviting. The living room is anchored by large front windows, creating a warm and welcoming atmosphere, while the adjacent dining area seamlessly connects to the kitchen—perfect for everyday living or hosting friends and family. The kitchen features ample cabinetry, stainless steel appliances, and a layout that makes great use of the space, all while overlooking a dedicated dining area framed by a striking feature wall. A brand new refrigerator (January 2026) adds both style and peace of mind, complementing the already functional kitchen setup. Upstairs, you’ll find a rare and highly versatile dual primary bedroom layout—both bedrooms offering their own private ensuites and walk-in closets. Whether you’re accommodating guests, roommates, or simply want extra flexibility, this setup is incredibly hard to find and adds real, everyday value. Fresh finishes, modern lighting, and a clean, neutral palette carry throughout the home, making it easy to move in and make it your own. The washer and dryer were also replaced in January 2026, giving you added confidence in the home’s key systems right from day one. Whether you’re a first-time buyer, investor, or looking for a smart, flexible layout—this is one you don’t want to miss.