# \$445,000 - 240 Copperleaf Way Se, Calgary

MLS® #A2252751

## \$445,000

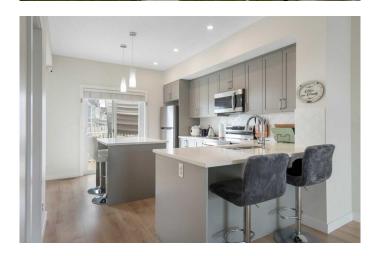
3 Bedroom, 3.00 Bathroom, 1,370 sqft Residential on 0.00 Acres

Copperfield, Calgary, Alberta

\*The sellers are willing to cover one year of condo fees for the buyer.\* Welcome to this modern and functional 3 bedroom townhouse nestled in the desirable community of Copperfield. Thoughtfully designed for contemporary lifestyles, this home strikes the perfect balance between comfort, convenience, and style. Step inside to a bright, open-concept main floor that's ideal for everyday living and entertaining alike. The stylish kitchen offers ample cabinetry, sleek finishes, and flows effortlessly into the dining and living spaces. Upstairs, you'II find three spacious bedrooms and two full bathrooms, including a light filled primary retreat featuring a 4 piece ensuite and walk in closet. The top floor laundry adds everyday practicality and convenience. The ground level tandem garage easily fits two vehicles and offers extra room for storage or a home gym setup. An additional full length driveway provides even more parking ideal for guests or households with multiple vehicles. Whether you're a first time home buyer, a young family, or looking to simplify without sacrificing space, this well maintained home checks all the right boxes. Located within walking distance to schools, parks, and amenities, this is low maintenance living at its best. Don't miss your chance to make it yours!







Built in 2018

#### **Essential Information**

MLS® # A2252751 Price \$445,000

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,370
Acres 0.00
Year Built 2018

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

## **Community Information**

Address 240 Copperleaf Way Se

Subdivision Copperfield

City Calgary
County Calgary
Province Alberta
Postal Code T2Z 5G2

#### **Amenities**

Amenities Trash, Visitor Parking

Parking Spaces 3

Parking Additional Parking, Double Garage Attached, Driveway

# of Garages 2

#### Interior

Interior Features Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No

**Smoking Home** 

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Forced Air

Cooling None Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Back Lane

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed August 29th, 2025

Days on Market 31

Zoning M-G d55

# **Listing Details**

Listing Office Century 21 Bamber Realty LTD.

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