

# \$449,000 - 240 Copperleaf Way Se, Calgary

MLS® #A2236320

**\$449,000**

3 Bedroom, 3.00 Bathroom, 1,370 sqft

Residential on 0.00 Acres

Copperfield, Calgary, Alberta

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'll 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® #

A2236320



|                |               |
|----------------|---------------|
| Price          | \$449,000     |
| 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    | July 5th, 2025 |
| Days on Market | 46             |
| Zoning         | M-G d55        |

**Listing Details**

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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