

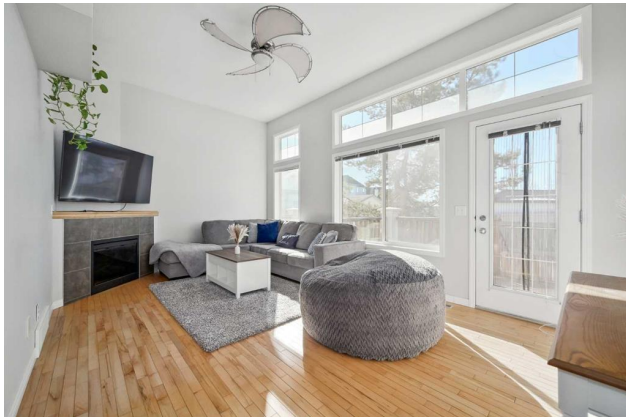


THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 COPPERFIELD Court, Calgary T2Z 4Z3**

MLS®#: **A2195850**      Area: **Copperfield**      Listing Date: **02/25/25**      List Price: **\$419,900**  
 Status: **Active**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Calgary**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar: **1,388 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,261**  
 Low Sqft:  
 Ttl Sqft: **1,261**

DOM

**0**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.5 (2 1)**  
 Style: **4 Level Split**

Parking

Ttl Park: **2**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard,Underground Sprinklers**  
 Park Feat: **Concrete Driveway,Driveway,Secured,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**

Construction: **Vinyl Siding**  
 Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
 Int Feat: **Ceiling Fan(s),High Ceilings,Open Floorplan,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	6`10" x 10`3"	Living Room	Main	18`4" x 12`5"
2pc Bathroom	Second	8`0" x 5`1"	Dining Room	Second	9`11" x 7`3"
Kitchen	Second	11`1" x 10`1"	3pc Ensuite bath	Third	6`0" x 8`0"
4pc Ensuite bath	Third	5`8" x 10`10"	Bedroom	Third	12`0" x 12`7"
Bedroom - Primary	Third	13`0" x 11`10"	Walk-In Closet	Third	7`10" x 6`2"
Game Room	Basement	12`8" x 11`2"	Furnace/Utility Room	Basement	5`1" x 10`11"

Legal/Tax/Financial

Condo Fee:  
**\$395**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-1**

Legal Desc: **0512813**

Remarks

Pub Rmks: **You walk through the door at 27 Copperfield Court SE, and right away, you feel it—this place just works. Light pours in from massive windows, hitting the soaring ceilings in the living room, making everything feel open and airy. Picture yourself curled up by the fireplace on a crisp night, or stepping onto the private balcony with your morning coffee as the sun comes up. And in the summer? That ceiling fan keeps things breezy so you can stay cool. But that's just the start. This isn't your typical townhome setup. You get two master bedrooms, each with its own ensuite—one on the top floor, the other on the third level. Perfect for privacy, whether you're sharing the space or just want options. And with fresh paint, a new furnace, and a hot water tank (2022), you can move in without worrying about big upgrades. Still with me? It gets even better. The finished basement is ready for whatever you need—a home office, gym, or the ultimate gaming setup. And don't worry about clutter—there's extra storage under the stairs, so everything stays neat and organized. And then there's the backyard... Facing southwest, it's soaked in sunlight all day. Think BBQs, lounging with a book, or even growing your own tomatoes. It's your own little escape, right at home. And let's talk location. Bike paths, parks, restaurants, and shopping are all minutes away. Need to commute? No problem—major roads and transit make it easy to get anywhere. This isn't just a townhome—it's your next chapter. Come see it for yourself before someone else does!**

Inclusions: **basement shelves, TV mount, key shelf in foyer**  
Property Listed By: **Real Broker**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







