

125 Copperfield Lane SE
Calgary, Alberta

MLS # A2257290



\$284,900

Division:	Copperfield		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,287 sq.ft.	Age:	2004 (21 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air
Floors:	Ceramic Tile, Linoleum
Roof:	Asphalt Shingle
Basement:	Finished, Partial
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	High Ceilings, No Smoking Home, See Remarks, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 375

LLD: -

Zoning: M-1d75

Utilities: -

Inclusions: N/A

ATTENTION..... This investment is an excellent opportunity for buyers or investors looking to build equity! This spacious townhouse is priced below market value and offers fantastic potential with some updating and repairs. The townhouse offers over 1300 square feet of living space. The two spacious bedrooms have their own en-suites, a sunken living room with a cathedral ceiling that allows for plenty of natural light throughout, a bright and open kitchen with a dining area, and a laundry room with a 2-piece bath. The lower family room could also serve as an office, and there is a single attached garage with entry to the main floor. The back deck is private, backing onto a bike path and green area. This townhouse provides a solid layout in a desirable community. Perfect for the renovators, first-time buyers willing to do some work or investors seeking value. With your personal touches, this property can truly shine! Do not miss this opportunity to own at an affordable price in today's market!