

# \$424,400 - 70 Copperstone Common Se, Calgary

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MLS® #A2175412

**\$424,400**

2 Bedroom, 3.00 Bathroom, 1,469 sqft

Residential on 0.03 Acres

Copperfield, Calgary, Alberta

Huge Price Adjustment! This gorgeous Townhome in Copperfield offers an abundance of natural light and high ceilings. The second floor features 2 spacious bedrooms, including a primary with an ensuite, plus a second full bathroom and UPPER-LEVEL LAUNDRY. The open-concept main floor includes a bright living, dining, and kitchen area with QUARTZ COUNTERTOPS and STAINLESS-STEEL APPLIANCES. Enjoy the REAR BALCONY with GREEN VIEWS and NO NEIGHBOURS BEHIND. The above-grade lower level offers ample storage, a built-in shoe cabinet, and a partly finished area, that WALKS OUT to the rear GROUND FLOOR CONCRETE PATIO, that could be converted into a rec room or extra bedroom. There is also a SINGLE ATTACHED GARAGE offering extra space for tires and storage, a DRIVEWAY that accommodates another vehicle, and convenient VISITOR PARKING just a few steps away. This home has been PROFESSIONALLY CLEANED and FRESHLY PAINTED, with CARPETS THOROUGHLY WASHED, making it truly MOVE-IN READY. Plus, enjoy a large PLAYGROUND/PARK right in front of the complex. Don't miss out—schedule your viewing today!

Built in 2016

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2175412      |
| Price          | \$424,400     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,469         |
| Acres          | 0.03          |
| Year Built     | 2016          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 70 Copperstone Common Se |
| Subdivision | Copperfield              |
| City        | Calgary                  |
| County      | Calgary                  |
| Province    | Alberta                  |
| Postal Code | T2Z 5E4                  |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Parking, Snow Removal, Visitor Parking |
| Parking Spaces | 2                                      |
| Parking        | Single Garage Attached, Driveway       |
| # of Garages   | 1                                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters                                       |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Window Coverings, Microwave Hood Fan, Washer/Dryer Stacked |
| Heating           | Forced Air   |
| Cooling           | None   |
| Has Basement      | Yes  |
| Basement          | None, Walk-Out   |

### Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Balcony, BBQ gas line, Playground |
|-------------------|-----------------------------------|

|                 |  |
|-----------------|--|
| Lot Description | No Neighbours Behind, View<br>Lighting |
| Roof            | Asphalt Shingle                        |
| Construction    | Vinyl Siding, Wood Frame               |
| Foundation      | Poured Concrete                        |



**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 13th, 2025 |
| Days on Market | 61               |
| Zoning         | M-1              |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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