



156 Copperfield Rise Calgary Alberta

\$599,000

An investor's dream or the perfect house hack -- this beautifully maintained 4-level split in Copperfield SE features two fully self-contained units with separate entrances and separate furnaces, and a track record of near-zero vacancy. The main unit offers 1,013 sq ft of bright, open-concept living with vaulted ceilings, hardwood floors, a centre island kitchen with stainless steel appliances (new fridge, late 2025), a primary ensuite with corner jetted soaker tub and separate glass shower, a second bedroom, full 4-piece bath, and Samsung washer/dryer -- vacant and ready for immediate possession. The 836 sq ft legal suite was completely remodeled in 2020 and is anything but typical -- think quartz countertops, dark cabinetry with gold hardware, subway tile backsplash, a large island, electric fireplace, luxury vinyl plank flooring, and a full stainless steel appliance package including French door fridge and dishwasher. The legal suite has its own private rear entrance and is currently tenanted at above market rent with the lease concluding end of April 2026. Two-car rear parking pad with potential for a third stall. Steps to St. Isabella Elementary Junior High. (id:6769)

Bedroom 10.25 Ft x 12.42 Ft
Bonus Room 7.33 Ft x 6.58 Ft
4pc Bathroom 6.67 Ft x 9.67 Ft
Furnace 7.33 Ft x 9.50 Ft
Other 8.33 Ft x 14.92 Ft
Other 7.92 Ft x 4.00 Ft
Family room 12.58 Ft x 18.17 Ft
Laundry room 5.58 Ft x 3.42 Ft
Living room 13.67 Ft x 10.83 Ft

Kitchen 14.67 Ft x 8.75 Ft
Pantry 3.67 Ft x 3.67 Ft
Dining room 13.33 Ft x 9.92 Ft
Laundry room 3.00 Ft x 6.58 Ft
Other 6.92 Ft x 5.50 Ft
Primary Bedroom 11.33 Ft x 11.83 Ft
4pc Bathroom 9.25 Ft x 8.25 Ft
4pc Bathroom 7.92 Ft x 4.92 Ft
Bedroom 9.33 Ft x 10.75 Ft

Listing Presented By:



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