

**1107, 99 Copperstone Park SE**  
**Calgary, Alberta**
**MLS # A2215950**

**\$329,999**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	801 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 470
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Granite Counters, No Smoking Home		

**Inclusions:** Refrigerator, Electric stove, Microwave hood fan, dishwasher, washer/dryer, wall mounted Air conditioner

Welcome to this Beautiful and move-in ready unit, this 2-bedroom, 2-bathroom main floor condo in Copperfield offers over 800 sq ft of thoughtfully designed living space. Enjoy the convenience of direct street-level access, giving the unit a townhouse-like feel, and take in views of the park located just across the street. The open-concept layout features brand new stainless steel appliances in the kitchen, a spacious living and dining area, and a brand new wall-mounted air conditioning unit for those Spring/ Summer days. The east-facing orientation fills the space with morning light, creating a warm and inviting atmosphere. Both bedrooms are well-sized, including a primary suite with a walk-through closet and private ensuite. A rare and valuable feature of this property is the inclusion of 3 titled parking stalls—1 underground heated stall, 2 surface stalls and 1 assigned storage locker—providing ample parking and storage flexibility. Located just steps from walking paths, parks, shopping, schools, and the South Health Campus, with quick access to Stoney Trail and Deerfoot Trail, this location is ideal for commuters and outdoor enthusiasts alike. This is a fantastic opportunity for anyone looking for a well-appointed unit in a vibrant community.