



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 COPPERSTONE Park #3107, Calgary T2Z 5C9**

MLS® #: **A2138019**

Area: **Copperfield**

Listing Date: **06/04/24**

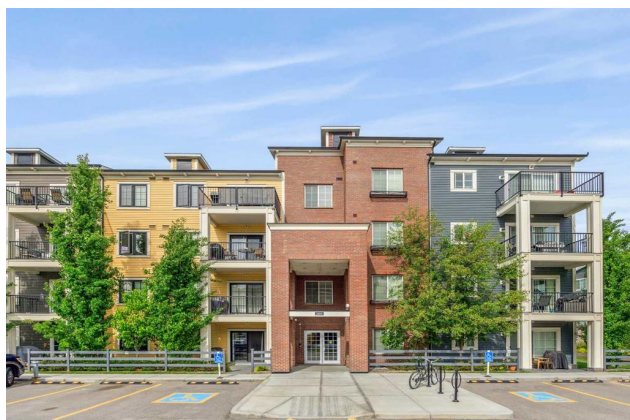
List Price: **\$349,900**

Status: **Pending**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **2017**

Finished Floor Area

Abv Sqft: **802**  
Low Sqft:  
Ttl Sqft: **802**

DOM

**24**

Layout

Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Low-Rise(1-4)**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Enclosed,Outside,Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Natural Gas**  
Sewer:  
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>12`2" x 14`1"</b>	<b>Eat in Kitchen</b>	<b>Main</b>	<b>12`3" x 10`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`4" x 10`0"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`8" x 4`10"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`3" x 9`0"</b>	<b>Foyer</b>	<b>Main</b>	<b>10`10" x 4`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 7`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`1" x 3`1"</b>

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

**\$445**

**Fee Simple**

**M-2 d150**

Fee Freq:

**Monthly**

Legal Desc: **1711891**

Remarks

Pub Rmks: **2 bedrooms, 2 bathrooms, and 2 separately titled parking units - 1 is underground and 1 surface! This gorgeous unit is on the main floor with a patio facing away from all the traffic of the parking area. The kitchen, eating area and living room create a fantastic open concept. The kitchen has tile flooring, quartz counters, and stainless-steel appliances. The master suite with walk through closet and full private ensuite is on one side of the living space and the 2nd bedroom and main bathroom is on the other side. The living space separating the 2 bedrooms is a great set up for roommates and rental investors. There is also in suite laundry with the washer and dryer included. Whether you are looking for a great space to live or an investment opportunity, this 2 bedroom - 2 bathroom - 2 titled parking unit condo has a lot to offer!**

Inclusions:

**None**

Property Listed By:

**RE/MAX Realty Professionals**

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





