



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 COPPERSTONE Park #4115, Calgary T2Z 5C9**

MLS® #: **A2159970**      Area: **Copperfield**      Listing Date: **08/22/24**      List Price: **\$319,900**  
 Status: **Pending**      County: **Calgary**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Calgary**  
 Year Built: **2015**

Lot Information

Lot Sz Ar:  
 Lot Shape:  
 Access:  
 Lot Feat:  
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **738**  
 Low Sqft:  
 Ttl Sqft: **738**

DOM

**27**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Baseboard,Natural Gas**  
 Sewer:  
 Ext Feat: **Private Entrance,Storage**

Construction: **Mixed**  
 Flooring: **Carpet,Vinyl**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**  
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 9`1"</b>	<b>4pc Ensuite bath</b>	<b>Main</b>	<b>7`9" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`11" x 9`1"</b>	<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 6`2"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`5" x 11`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`7" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`10" x 10`1"</b>			

Legal/Tax/Financial

Condo Fee: **\$445**      Title: **Fee Simple**      Zoning: **M-2 d150**  
 Fee Freq: **Monthly**

Legal Desc: 1611414

Remarks

Pub Rmks: **Welcome Home! This charming TWO-bedroom, TWO-bathroom main-floor condo is the PERFECT start for families or first-time homebuyers. The unit features a MODERN kitchen with GRANITE countertops and STAINLESS STEEL appliances, ensuring both STYLE and FUNCTIONALITY. Enjoy the convenience of IN-SUITE laundry, TWO TITLED parking stalls, and a STORAGE locker for all your essentials. Step out onto your COVERED patio, just STEPS from a playground and walking paths, ideal for family time or an evening stroll. The LOCATION couldn't be better—just minutes from 130th Ave, offering a variety of shopping, dining, and more. With QUICK access to Deerfoot Trail and Stoney Trail, and just minutes from South Health Campus Hospital, this home offers both CONVENIENCE and AFFORDABILITY in a vibrant community. Don't miss the opportunity to own this home!**

Inclusions: **Wood Kitchen Island**  
Property Listed By: **Keller Williams BOLD Realty**

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







