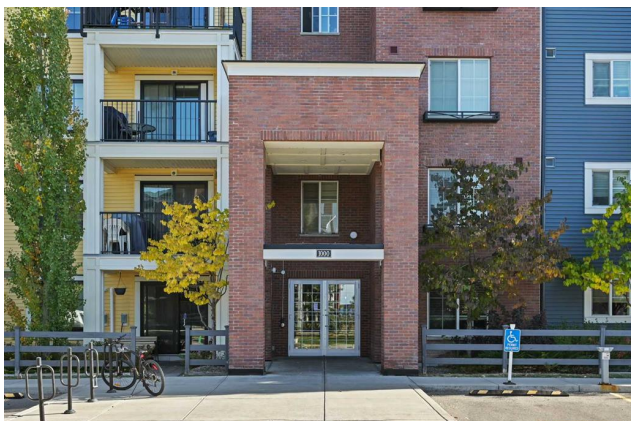


99 COPPERSTONE Park #1416, Calgary T2Z 5C9

MLS® #: **A2172211** Area: **Copperfield** Listing **10/11/24** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 02-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Apartment**
 City/Town: **Calgary**
 Year Built: **2015**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **803**
 Low Sqft:
 Ttl Sqft: **803**

DOM

71
Layout
 Beds: **2 (2)**
 Baths: **2.0 (2 0)**
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Enclosed, Parkade, Stall, Titled, Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick, Vinyl Siding, Wood Frame**
 Heating: **Baseboard, Natural Gas** Flooring: **Carpet, Laminate, Tile**
 Sewer: Ext Feat: **Other** Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**
 Int Feat: **No Animal Home, No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	18`6" x 12`2"	Kitchen	Main	11`0" x 8`5"
Bedroom - Primary	Main	13`6" x 10`2"	4pc Ensuite bath	Main	7`8" x 5`0"
Bedroom	Main	13`4" x 9`1"	4pc Bathroom	Main	9`0" x 7`8"
Foyer	Main	6`6" x 6`2"	Laundry	Main	3`2" x 3`2"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$433

Fee Simple

M-2

Fee Freq:

Monthly

Legal Desc: 1512849

Remarks

Pub Rmks: **New carpet, fresh paint, and a professionally cleaned two-bedroom, two-bathroom TOP FLOOR unit with 9ft ceilings and separately titled underground parking! This unit is ready for its new owner. There is an open concept layout in the middle of the unit, featuring a kitchen with a full appliance package, an eating area, and a living room that leads to the balcony. The master suite, complete with a private ensuite bath, is to the right, while the second bedroom and full bathroom with laundry are to your left. Top floor unit—no one above you! New carpet, fresh paint, and a full professional cleaning. Separately titled underground parking stall!**

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







