



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #3115, Calgary T2Z 5C9

MLS® #: **A2176603**

Area: **Copperfield**

Listing Date: **10/31/24**

List Price: **\$309,900**

Status: **Active**

County: **Calgary**

Change: **-\$20k, 22-Nov**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area
Abv Sqft: **802**
Low Sqft:
Ttl Sqft: **802**

Parkade,Stall

DOM

83
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard**
Sewer:
Ext Feat: **None**

Construction: **Brick,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Linoleum**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`11" x 12`2"	Kitchen With Eating Area	Main	14`3" x 12`0"
Bedroom - Primary	Main	12`6" x 10`0"	Bedroom	Main	11`6" x 9`0"
Laundry	Main	3`2" x 3`1"	4pc Ensuite bath	Main	7`10" x 6`11"
4pc Bathroom	Main	7`8" x 5`4"			

Legal/Tax/Financial

Condo Fee:
\$445

Title:
Fee Simple

Zoning:
M-2

Fee Freq:
Monthly

Legal Desc: **1711891**

Remarks

Pub Rmks: **Discover the charm and convenience of this spacious 2-bedroom, 2-bathroom condo nestled in the family-friendly community of Copperfield. Ideally situated close to parks, playgrounds, schools, shopping, bike and walking paths, and with easy access to transit and the city's ring road, this location offers the perfect blend of peaceful suburban living with quick city connectivity. Inside, the open-concept layout creates a welcoming flow, with bedrooms thoughtfully placed on opposite sides for enhanced privacy. The primary bedroom boasts a private ensuite, while an additional 4-piece bathroom serves guests. Located on the main level, this unit features a cozy patio - perfect for enjoying summer evenings. In-unit laundry adds convenience, and with two titled parking stalls, including one in the secure underground parkade, and ample visitor parking, this condo meets all your practical needs for easy living. Book your private viewing today.**

Inclusions: **N/A**
Property Listed By: **TREC The Real Estate Company**

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







