



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #1402, Calgary T2Z5C9

MLS® #: **A2182248**

Area: **Copperfield**

Listing Date: **12/05/24**

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

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2016**

Finished Floor Area
Abv Sqft: **761**
Low Sqft:
Ttl Sqft: **761**

DOM

58
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

Heated Garage, Parkade, Titled, Underground

Utilities and Features

Roof:
Heating: **Baseboard**
Sewer:
Ext Feat: **Balcony, Storage**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**
Int Feat: **Closet Organizers, Granite Counters, No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	46`9" x 55`9"	Kitchen	Main	41`10" x 34`5"
Laundry	Main	27`1" x 17`0"	4pc Bathroom	Main	25`2" x 16`5"
Bedroom - Primary	Main	32`10" x 41`0"	Bedroom	Main	32`10" x 33`8"

Legal/Tax/Financial

Condo Fee:
\$408

Title: **Fee Simple**
Fee Freq:

Zoning: **M-2**

Legal Desc:

1512849

Monthly

Remarks

Pub Rmks: **This clean and well cared for, open and bright, top floor unit overlooks the park. Granite counters, laminate flooring, and upgrade appliances help to separate this one from the crowd. 2 spacious bedrooms, an open concept living, dining and kitchen area, along with a large in-suite laundry & storage room make this apartment feel much bigger than it should. Heated underground parking along with a separate storage locker finish off the must haves. This well run, safe complex is in a quiet location with quick and easy access to Stoney Trail and mere minutes from all of the shopping and restaurants in Mckenzie Towne an along 130th. Lower condo fees, a great price and wonderful location make this apartment the perfect fit for an investor or for anyone looking to put down roots in a great neighbourhood.**

Inclusions: n/a
Property Listed By: RE/MAX iRealty Innovations

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





