



THE
A-TEAM

**RE/MAX
FIRST**

99 COPPERSTONE Park #2217, Calgary T2Z 5C9

MLS® #: **A2197140**

Area: **Copperfield**

Listing Date: **02/27/25**

List Price: **\$325,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Apartment**
City/Town: **Calgary**
Year Built: **2014**

Finished Floor Area

Abv Sqft: **801**

Low Sqft:

Ttl Sqft: **801**

DOM

0

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Apartment-Low-Rise (1-4)**

Lot Information

Lot Sz Ar:

Lot Shape:

Parking

Ttl Park: **1**

Garage Sz:

Access:

Lot Feat:

Park Feat:

Parkade,Underground

Utilities and Features

Roof: **Baseboard**

Heating: **Baseboard**
Sewer: **Balcony,Courtyard**

Construction: **Brick,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Storage,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	8`5" x 12`9"	Dining Room	Main	6`2" x 14`10"
Living Room	Main	10`4" x 12`2"	Bedroom - Primary	Main	13`9" x 10`1"
3pc Ensuite bath	Main	7`7" x 4`11"	Bedroom	Main	16`10" x 9`1"
4pc Bathroom	Main	7`9" x 9`1"			

Legal/Tax/Financial

Condo Fee:
\$445

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-2

Legal Desc: **1513161**

Remarks

Pub Rmks: **Welcome to this meticulously maintained 2-bedroom, 2-bathroom condo in the heart of Copperfield Park! With west-facing exposure, this unit is bathed in natural light, creating a warm and inviting atmosphere. The modern island kitchen is a showstopper, featuring sleek stone countertops, tile backsplash, soft-close cabinetry, and stainless steel appliances—perfect for cooking up a storm or entertaining guests. The open-concept living area boasts wide-plank laminate flooring and seamlessly extends to your private balcony, ideal for unwinding on those warm summer evenings. Thoughtfully designed for privacy, the bedrooms are strategically positioned on opposite sides of the unit—perfect for roommates or overnight guests. The primary suite impresses with a walk-through closet and a stylish 3-piece ensuite, complete with an oversized shower. The second bedroom enjoys access to a cheater ensuite/main 4-piece bath, where you'll also find a cleverly tucked-away upgraded laundry space. And let's not forget the perks—heated underground titled parking to keep your car cozy during those chilly Calgary winters, plus additional storage at the front of your parking stall for your convenience. Stylish, functional, and move-in ready—don't miss your chance to call this stunning unit home! Some photos are virtually staged and are not an accurate depiction of the property.**

Inclusions: **None**
Property Listed By: **RE/MAX First**

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









