



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**99 COPPERSTONE Park #2313, Calgary T2Z5C9**

MLS®#: **A2197226**

Area: **Copperfield**

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

List Price: **\$349,999**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 11-Mar**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **804**  
Low Sqft:  
Ttl Sqft: **804**

DOM

**47**  
Layout  
Beds: **2 (2 )**  
Baths: **2.0 (2 0)**  
Style: **Apartment**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Underground**

Utilities and Features

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

Construction: **Brick, Composite Siding, Wood Frame**  
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Washer/Dryer**  
Int Feat: **Kitchen Island, Quartz Counters, Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>8`11" x 17`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>10`6" x 13`9"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`11" x 7`7"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>5`4" x 7`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>16`9" x 8`0"</b>	<b>Walk-In Closet</b>	<b>Main</b>	<b>7`7" x 3`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 16`11"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$445**

Title:  
**Fee Simple**

Zoning:  
**M-2**

Legal Desc:

1513161

Fee Freq:  
Monthly

Remarks

Pub Rmks:

**Welcome to this beautifully maintained 2-bedroom, 2-bathroom condo in immaculate condition. Featuring generously sized bedrooms and a spacious living room, this home is designed for both comfort and style. The chef's kitchen is a true highlight, boasting elegant quartz countertops, abundant cabinet space, and a convenient breakfast island - perfect for preparing meals and casual dining. Step outside onto the private balcony and enjoy breathtaking, unobstructed views of the Rocky Mountains, making every day feel like a retreat. The condo is surrounded by lush green space, with walking trails just steps away, offering a serene environment for outdoor enthusiasts. Conveniently located close to all amenities and Stoney Trail, this property combines peaceful living with easy access to everything you need. Don't miss the opportunity to make this exceptional condo your new home!**

Inclusions:

**TV Mounts in the living and primary bedroom**

Property Listed By:

**Royal LePage Solutions**

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









