

2107, 99 Copperstone Park SE  
Calgary, Alberta

MLS # A2253115

\$308,000

|           |                                    |        |                   |
|-----------|------------------------------------|--------|-------------------|
| Division: | Copperfield                        |        |                   |
| Type:     | Residential/Low Rise (2-4 stories) |        |                   |
| Style:    | Apartment-Single Level Unit        |        |                   |
| Size:     | 733 sq.ft.                         | Age:   | 2015 (10 yrs old) |
| Beds:     | 2                                  | Baths: | 2                 |
| Garage:   | Heated Garage, Underground         |        |                   |
| Lot Size: | -                                  |        |                   |
| Lot Feat: | -                                  |        |                   |

|             |                                                                              |            |          |
|-------------|------------------------------------------------------------------------------|------------|----------|
| Heating:    | Baseboard                                                                    | Water:     | -        |
| Floors:     | Tile, Vinyl                                                                  | Sewer:     | -        |
| Roof:       | Asphalt Shingle                                                              | Condo Fee: | \$ 456   |
| Basement:   | -                                                                            | LLD:       | -        |
| Exterior:   | Brick, Vinyl Siding, Wood Frame                                              | Zoning:    | M-2 d150 |
| Foundation: | Poured Concrete                                                              | Utilities: | -        |
| Features:   | Granite Counters, No Smoking Home, Storage, Vinyl Windows, Walk-In Closet(s) |            |          |
| Inclusions: | n/a                                                                          |            |          |

This beautifully maintained unit offers a smart open-concept layout, perfect for comfortable living and entertaining. The functional kitchen is equipped with granite countertops, a stylish tile backsplash, and stainless steel appliances – ideal for any home chef. The two bedrooms are thoughtfully positioned on opposite sides of the spacious living room, providing optimal privacy. The primary suite features a walk-through closet and a full en-suite bathroom, while the second bedroom also enjoys direct access to its own full bath – a great setup for guests, roommates, or a home office. Additional highlights include ample in-unit storage and a convenient storage locker located right in front of the titled underground parking stall. Nestled just steps from scenic green spaces, walking paths, parks, schools, public transit, and recreational amenities – this home combines comfort, convenience, and community.