

**1218, 99 Copperstone Park SE**  
**Calgary, Alberta**

**MLS # A2250251**

**\$321,000**



|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Copperfield                        |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 904 sq.ft.                         | <b>Age:</b>   | 2015 (10 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Underground                        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |                                 |                   |          |
|--------------------|---------------------------------|-------------------|----------|
| <b>Heating:</b>    | Baseboard                       | <b>Water:</b>     | -        |
| <b>Floors:</b>     | Carpet, Vinyl                   | <b>Sewer:</b>     | -        |
| <b>Roof:</b>       | -                               | <b>Condo Fee:</b> | \$ 495   |
| <b>Basement:</b>   | -                               | <b>LLD:</b>       | -        |
| <b>Exterior:</b>   | Brick, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-2 d150 |
| <b>Foundation:</b> | -                               | <b>Utilities:</b> | -        |
| <b>Features:</b>   | Kitchen Island, See Remarks     |                   |          |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

**\*\*OPEN HOUSE - SATURDAY 1-3 P.M 6TH SEPT 2025\*\*DON'T MISS OUT on this large CORNER UNIT PRICED TO SELL!** Step into this inviting 2 BEDROOM, 2 BATHROOM apartment in the FAMILY ORIENTED COMMUNITY of COPPERFIELD. With 904 SQ. FT. of well-designed space, this home blends COMFORT and STYLE in all the right ways. The bright, OPEN LAYOUT features a roomy KITCHEN, DINING AREA, and LIVING SPACE with LARGE WINDOWS that let in plenty of NATURAL LIGHT. The kitchen comes with a NEW DISHWASHER (2024), and the IN-SUITE LAUNDRY includes a WASHER AND DRYER (2023) for everyday ease. The PRIMARY BEDROOM offers a WALK-IN CLOSET and a private 3-PIECE ENSUITE, while the SECOND BEDROOM sits close to the MAIN BATHROOM, perfect for KIDS, GUESTS, or a HOME OFFICE. You'll also enjoy AIR CONDITIONING and a PRIVATE BALCONY for relaxing outdoors. A rare bonus is the UNDERGROUND CORNER PARKING STALL, set right by the PARKADE ENTRANCE for quick access. Living here means being close to SCHOOLS, PARKS, SHOPS, and TRANSIT, making it a great choice for both FAMILIES and FIRST-TIME BUYERS. This home is a SMART FIND in a GROWING NEIGHBORHOOD.