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GRASSROOTS
REALTY GROUP

587-899-3773
justin@realtyaces.ca

1413, 99 Copperstone Park SE
Calgary, Alberta

MLS # A2219452

$319,900

Division:	Copperfield
Type:	Residential/Low Rise (2-4 stories)
Style:	Apartment-Single Level Unit

Size:	802 sq.ft.	**Age:**	2015 (10 yrs old)
Beds:	2	**Baths:**	2

Garage:	Titled, Underground
Lot Size:	-
Lot Feat:	-

Heating:	Baseboard, Natural Gas	**Water:**	-
Floors:	Laminate	**Sewer:**	-
Roof:	-	**Condo Fee:**	$ 445
Basement:	None	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	M-2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	No Smoking Home, Open Floorplan		

Inclusions:	None

Welcome to this bright and spacious top-floor condo in the friendly community of Copperfield. This unit is just over 800 sq. ft. and features high ceilings, giving it an open and airy feel. With 2 bedrooms and 2 full bathrooms, it's perfect for roommates, small families, or anyone looking for a little extra space. The open floor plan connects the kitchen, dining area, and living room, making it great for relaxing or entertaining. The bedrooms are on opposite sides of the unit, offering privacy for everyone. You'll enjoy the west-facing windows that bring in lots of natural light and provide distant views of downtown Calgary. Inside, you'll find stainless steel appliances, laminate flooring throughout, and in-suite laundry. The unit also comes with titled underground parking and an extra storage locker for added convenience. The building offers great features like visitor parking, bike racks, and a gazebo with gas fire pits. There's a walking path nearby, and you're close to everything—shopping, restaurants, coffee shops, and a fitness studio. You're also just a short walk from a beautiful pond, perfect for relaxing strolls. With easy access to Stoney Trail and 52nd Street, getting around the city is quick and convenient. This well-kept unit has everything you need in a great location—just move in and enjoy!