



GRASSROOTS
REALTY GROUP

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**3212, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2215300



\$304,777

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	805 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Quartz Counters		

Inclusions:	Cabinet in master ensuite
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Discover this inviting 805sq ft, 2-bedroom, 2-bathroom condo, perfectly suited for first-time homebuyers or those looking to downsize into comfort and convenience—all nestled in the sought-after community of Copperfield. Step into a bright, open-concept layout featuring a modern kitchen with ample cabinet space, stainless steel appliances, that flows seamlessly into the spacious living and dining areas. The primary bedroom offers a private ensuite and generous closet space, while the second bedroom is perfect for guests, a home office, or hobbies. Enjoy the everyday perks of in-suite laundry, a private balcony, a separate storage unit, and a titled underground heated parking stall—ideal for year-round comfort and security. Located in a quiet, well-maintained building just steps from scenic ponds, walking paths, parks, and schools, this condo offers both peace and accessibility. With nearby shopping, dining, and transit options, Copperfield delivers a true blend of suburban charm and urban convenience.

This move-in-ready home is the perfect balance of space, style, and smart living—don't miss your opportunity to make it yours!