



GRASSROOTS
REALTY GROUP

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2418, 99 Copperstone Park
Calgary, Alberta

MLS # A2269608



\$330,000

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	910 sq.ft.	Age:	2017 (8 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 508
Basement:	-	LLD:	-
Exterior:	Brick, Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	SR
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Soaking Tub, Track Lighting		

Inclusions: None

BONUS TO BUYER: 7months of Condo fees paid by the Seller | 2 Parking Spot | Top-Floor Corner Condo in Copperfield – A Rare Gem! Welcome to this stunning top-floor corner unit, where modern upgrades and thoughtful design create the perfect blend of comfort and convenience. Featuring 2 spacious bedrooms, 2 full baths, and over 900 sq ft of living space, this condo stands out with premium finishes, including: Quartz countertops & stainless steel appliances Energy-efficient LED lighting & upgraded fixtures In-suite laundry for effortless living Two TITLED parking spots (a rare find!) Expansive balcony—ideal for BBQs and relaxing Sunlit & Serene Living Bathed in natural light from extra windows, this top-floor retreat offers peace and privacy. The smart layout places bedrooms on opposite sides, ensuring functionality, while ample storage—including a built-in entry closet, laundry room shelving, and a full-sized storage locker—adds practicality. Community & Location Perks Nestled in Copperfield, this quiet complex sits across from a playground and features: Walking paths right at your doorstep A cozy community fire pit & little library Quick access to shops, restaurants, and South Trail Crossing Mall Easy commutes via Stoney Trail & Deerfoot Trail Bonus: Low condo fees, pet-friendly (board-approved), and quick possession available!