



**3314, 99 Copperstone Park SE
Calgary, Alberta**

MLS # A2174143



\$309,500

Division:	Copperfield		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	802 sq.ft.	Age:	2017 (7 yrs old)
Beds:	2	Baths:	2
Garage:	Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	-	Condo Fee:	\$ 445
Basement:	-	LLD:	-
Exterior:	Wood Frame	Zoning:	M-2
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: NONE

****CHECK OUT THE MULTIMEDIA LINK FOR A FULL VIDEO WALK THROUGH**** Nestled in the tranquil community of Copperfield, this bright and inviting third-floor unit is the perfect blend of comfort and convenience. With 2 bedrooms and 2 bathrooms, this spacious home spans over 800 sq. ft. and features not one, but TWO TITLED PARKING stalls—one underground and one surface—making parking a breeze. The east-facing orientation floods the unit with natural light, enhancing the beautiful kitchen, which offers plenty of space for a dining table or a movable island. The expansive living area flows seamlessly to a generous patio, complete with a gas line for summer BBQs, perfect for entertaining or simply relaxing outdoors. Both bedrooms are well-sized and feature ample closet space, each with its own attached bathroom—ideal for first-time homebuyers, families, or savvy investors. Don't miss out on this fantastic opportunity to make Copperstone Park III your new home!