



**GRASSROOTS**  
REALTY GROUP

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**1402, 99 Copperstone Park SE  
Calgary, Alberta**

**MLS # A2182248**



**\$309,900**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment		
<b>Size:</b>	761 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Heated Garage, Parkade, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard
<b>Floors:</b>	Carpet, Laminate
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, No Animal Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 408
<b>LLD:</b>	-
<b>Zoning:</b>	M-2
<b>Utilities:</b>	-

**Inclusions:** n/a

This clean and well cared for, open and bright, top floor unit overlooks the park. Granite counters, laminate flooring, and upgrade appliances help to separate this one from the crowd. 2 spacious bedrooms, an open concept living, dining and kitchen area, along with a large in-suite laundry & storage room make this apartment feel much bigger than it should. Heated underground parking along with a separate storage locker finish off the must haves. This well run, safe complex is in a quiet location with quick and easy access to Stoney Trail and mere minutes from all of the shopping and restaurants in Mckenzie Towne an along 130th. Lower condo fees, a great price and wonderful location make this apartment the perfect fit for an investor or for anyone looking to put down roots in a great neighbourhood.