

**4115, 99 Copperstone Park SE**  
**Calgary, Alberta**

**MLS # A2172885**



**\$315,000**

|                  |                                    |               |                  |
|------------------|------------------------------------|---------------|------------------|
| <b>Division:</b> | Copperfield                        |               |                  |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                  |
| <b>Style:</b>    | Apartment                          |               |                  |
| <b>Size:</b>     | 738 sq.ft.                         | <b>Age:</b>   | 2015 (9 yrs old) |
| <b>Beds:</b>     | 2                                  | <b>Baths:</b> | 2                |
| <b>Garage:</b>   | Stall, Titled                      |               |                  |
| <b>Lot Size:</b> | -                                  |               |                  |
| <b>Lot Feat:</b> | -                                  |               |                  |

|                    |  |                   |        |
|--------------------|--|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Vinyl  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 445 |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed  | <b>Zoning:</b>    | M-2    |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |        |

**Inclusions:** Wood Kitchen Island & Stools

Welcome Home! This charming TWO-bedroom, TWO-bathroom main-floor condo is the PERFECT start for families or first-time homebuyers. The unit features a MODERN kitchen with GRANITE countertops and STAINLESS STEEL appliances, ensuring both STYLE and FUNCTIONALITY. Enjoy the convenience of IN-SUITE laundry, TWO TITLED parking stalls, and a STORAGE locker for all your essentials. Step out onto your COVERED patio, just STEPS from a playground and walking paths, ideal for family time or an evening stroll. The LOCATION couldn't be better-just minutes from 130th Ave, offering a variety of shopping, dining, and more. With QUICK access to Deerfoot Trail and Stoney Trail, and just minutes from South Health Campus Hospital, this home offers both CONVENIENCE and AFFORDABILITY in a vibrant community. Don't miss the opportunity to own this home!