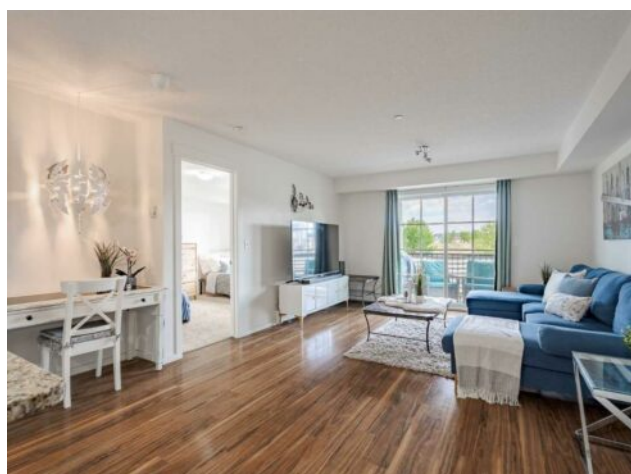


1202, 99 Copperstone Park SE  
Calgary, Alberta

MLS # A2232456



**\$275,000**

<b>Division:</b>	Copperfield		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	760 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<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, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 419
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-2 d150
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Start your homeowner journey or investment story in style&mdash;welcome to Copperfield, one of SE Calgary's most beloved communities! This bright and cheerful 2-bedroom condo is smartly laid out and full of perks. Cook up a storm in your crisp white kitchen with granite counters, stainless steel appliances, a handy pantry, and soft-close cabinets that whisper elegance. Both bedrooms come with walk-in closets (yes, both!), and the open living/dining area flows right out to a sunny balcony with park views and a BBQ gas line&mdash;just waiting for summer nights and smoky grill magic. Bonus features? In-suite laundry with a mudroom twist, a storage locker, and your very own outdoor titled parking stall. The building is secure, pet-friendly, and includes a cozy community fire pit, lots of visitor parking, and security cameras for peace of mind. With parks, paths, schools, and shops all nearby&mdash;and quick access to Stoney Trail&mdash;you'll be right where you want to be. Hot deal, cool condo&mdash;snag it before it's gone!