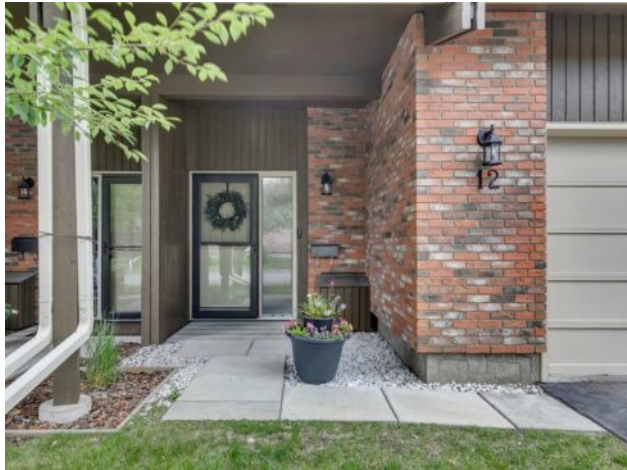


**12, 10001 Brookpark Boulevard SW**  
**Calgary, Alberta**

**MLS # A2234748**



## \$475,000

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Parking Pad, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Level, Low Maintenance Landscape, Treed		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 465
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, Recessed Lighting		

**Inclusions:** N/A

\*\*\* OPEN HOUSE SATURDAY JULY 5 11AM to 2PM \*\*\* Welcome to this beautifully updated 3-bedroom, 2.5-bathroom condo in the sought-after community of Braeside. Freshly painted and featuring brand-new flooring throughout, this bright and modern home offers a perfect blend of comfort, style, and functionality. Step into a spacious foyer that leads into an open-concept main floor, highlighted by a contemporary kitchen with a wrap-around island—ideal for meal prep, casual dining, or entertaining guests. The adjoining living and dining areas provide a warm, seamless space for gatherings. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite with its own private 2-piece ensuite. A full 4-piece bathroom serves the remaining bedrooms. The fully finished basement offers a large recreation/living area, perfect for a media room, home office, or play space. Enjoy outdoor living with a private backyard patio and low-maintenance front yard. Parking is a breeze with both a garage and front pad. Situated in a family-friendly neighborhood close to parks, schools, shopping, and transit, this move-in-ready home is a must-see!