

322, 10120 Brookpark Boulevard SW
Calgary, Alberta

MLS # A2317741



\$215,000

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	843 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Paved, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	-	Condo Fee:	\$ 625
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	Quartz Counters, Recessed Lighting, Soaking Tub, Storage		

Inclusions: Undermount Kitchen Lights

Welcome to Brookpark Gardens, where comfort, thoughtful updates, and a true sense of home come together in the established community of Braeside. Lovingly owner-occupied for 26 years, this 2-bedroom, 1-bathroom condo has been cared for with pride and intention, offering a warm and inviting space that feels both practical and beautifully maintained. Inside, you’ll find a bright and spacious living area with laminate flooring, recessed lighting, fresh paint throughout, and a comfortable layout designed for everyday living. The west-facing exposure brings in lovely natural light and extends out to the covered balcony – a peaceful spot to enjoy your morning coffee, unwind at the end of the day, or add a few planters and make it your own outdoor retreat. The kitchen has been thoughtfully updated with ceiling-height cabinetry, quartz countertops, under-cabinet lighting, stainless steel appliances, and smart pull-out style lower cabinets that make storage and organization a dream. Every detail has been chosen with function in mind, creating a polished and efficient space that feels easy to live in and easy to love. The bathroom has also been beautifully updated, offering a spa-like soaker tub, quartz countertops, generous vanity space, and excellent built-in storage. In-suite laundry adds everyday convenience, while the additional cabinetry and storage throughout the home help keep everything tucked neatly away. This well-cared-for home also includes one assigned outdoor parking stall and is located within a pet-friendly complex with board approval. Set in the heart of Braeside, the location offers easy access to parks, pathways, schools, transit, and everyday amenities. Enjoy nearby South Glenmore Park, Southland Leisure Centre, Oakridge Mall, Glenmore Landing, and Southcentre Mall, along with convenient access to

Stoney Trail, Macleod Trail, and other major routes. A bright, welcoming, and lovingly maintained home with meaningful updates, excellent functionality, and a location that keeps everything close — this is condo living with comfort, care, and charm.