

324, 10120 Brookpark Boulevard SW
Calgary, Alberta

MLS # A2328984



\$215,000

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	827 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Paved, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: NONE

Open house. Sunday July 26, 2-4pm. HOME SWEET HOME! This is your affordable and exciting opportunity to bask in maintenance free living in the popular and extremely desirable SW community of Braeside in this charming 2nd floor condo in Brookpark Gardens offering 2 bedrooms, 1 bathroom and 826+ SQFT of move-in ready living space. Ideal for first-time home buyers, downsizers or investors seeking strong rental potential. The open-concept floor plan creates a bright and functional living space with a spacious living room highlighted by a cozy, stone wood burning fireplace, formal dining area, and a fully equipped kitchen with tons of cabinet space and counter space, newer appliances and a convenient and stylish serving hatch. Completing the unit is two great-sized bedrooms including the primary retreat, a wonderful 4 piece bathroom and tons of storage space with two storage rooms. There is new luxury vinyl plank flooring throughout. Step outside to your sunny, massive balcony, the perfect spot for your morning coffee complete with extra exterior storage space. This well-managed and pet friendly complex (with board approval) includes common area laundry and an assigned parking stall. Close to all major amenities including Fish Creek Provincial Park, Glenmore reservoir, Southland Leisure Centre, playgrounds, schools, shopping, public transportation and major roadways. Don't miss out on this amazing opportunity for buyers and investors alike, book your private viewing today! Listing photos feature some virtual staging.