

631 Brookpark Drive SW Calgary, Alberta

MLS # A2337923



\$645,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,122 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Separate Entrance, Vinyl Windows		

Inclusions: exercise machines basement

OPEN HOUSE Sunday from 11 am to 1:00 PM. Freshly painted and beautifully maintained, this charming bungalow is a true garden haven, backing directly onto an expansive green park. Newer triple-pane windows throughout provide enhanced comfort, energy efficiency, and an abundance of natural light. The welcoming main floor features a kitchen with a cozy eating area, along with a spacious living and dining room highlighted by a striking floor-to-ceiling brick-faced wood-burning fireplace—a warm and inviting focal point for everyday living and entertaining. The generous primary bedroom offers a private 3-piece ensuite. The fully developed basement provides excellent additional living space, including a large family room, den, 4th bedroom (non-conforming), full bathroom, and convenient laundry/storage area. Step outside to your own private garden retreat. The large, fully fenced and beautifully landscaped backyard backs directly onto peaceful green space, creating a wonderful sense of privacy. Whether enjoying quiet summer mornings, entertaining friends, or gathering around the firepit on a beautiful evening, this backyard is perfect for relaxing and enjoying life outdoors. This is an ideal opportunity for downsizers seeking the comfort and convenience of bungalow living, or a young family wanting to enjoy all that established Braeside offers. It is just steps from tennis courts and a baseball diamond, close to schools and everyday amenities, with easy access to Stoney Trail. A welcoming home, a beautiful backyard, and a location that makes everyday living easy.