

**128, 200 Brookpark Drive SW**  
**Calgary, Alberta**

**MLS # A2214549**



**\$314,900**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Braeside                |               |                   |
| <b>Type:</b>     | Residential/Four Plex   |               |                   |
| <b>Style:</b>    | 2 Storey                |               |                   |
| <b>Size:</b>     | 1,006 sq.ft.            | <b>Age:</b>   | 1977 (48 yrs old) |
| <b>Beds:</b>     | 2                       | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Stall                   |               |                   |
| <b>Lot Size:</b> | -                       |               |                   |
| <b>Lot Feat:</b> | Corner Lot, See Remarks |               |                   |

|                    |                                  |                   |        |
|--------------------|----------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate                         | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                  | <b>Condo Fee:</b> | \$ 365 |
| <b>Basement:</b>   | None                             | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stucco, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Ceiling Fan(s), No Smoking Home  |                   |        |

**Inclusions:** Floating shelves

OPEN HOUSE SUNDAY, APRIL 27TH, 1-3PM. Welcome to this UPDATED 2 bedroom, 1 bath townhome, perfect for first-time buyers, downsizers, or investors. This CORNER UNIT offers extra privacy AND sides a city street with easy access to additional street parking, making it as convenient as it is charming. Enjoy peace of mind with a brand NEW FURNACE and recently replaced hot water tank. Located in a pet-friendly and well run complex with lower condo fees, this home combines comfort, functionality, and value. This unit features durable LAMINATE FLOORING throughout, and features a bright, open-concept living and dining area. The kitchen boasts timeless white cabinetry, an extended countertop to accommodate a dishwasher and extra shelving for your small kitchen appliances.. Enjoy all-day sun from the large windows and step out onto your private balcony, perfect for morning coffee or evening relaxation. Upstairs are two large bedrooms, each with a WALK IN CLOSETS, positioned on opposite ends for added privacy. The NEWLY RENOVATED 4-piece bathroom includes a tub/shower combo, matching the home's clean, modern aesthetic. A laundry/utility/storage room, plus a LARGE extra STORAGE CLOSET, adds practical function to this well-designed home. This unit Includes one assigned parking stall (#128) just STEPS from your front door. This complex is centrally located near shops, services, transit and schools. Call your favourite Realtor today and book a private viewing!