



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10120 BROOKPARK Boulevard #135, Calgary T2W 3G3**

MLS® #: **A2106445**

Area: **Braeside**

Listing Date: **02/19/24**

List Price: **\$199,987**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Calgary**  
Year Built: **1977**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **668**  
Low Sqft:  
Ttl Sqft: **668**

Access:  
Lot Feat:  
Park Feat:

**Assigned, Parking Pad, Stall**

DOM

**91**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard, Hot Water, Natural Gas**  
Sewer:  
Ext Feat: **Balcony, Storage**

Construction: **Wood Frame, Wood Siding**  
Flooring: **Carpet, Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Range Hood, Refrigerator, Stove(s)**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	8`6" x 7`10"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Main	11`2" x 8`10"

Room	Level	Dimensions
Living Room	Main	18`1" x 12`6"
Kitchen	Main	7`7" x 8`6"

Legal/Tax/Financial

Condo Fee:  
**\$412**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1 d100**

Legal Desc: **8910451**

Remarks

Pub Rmks: **Limited time offer of \$5000 credit towards purchase for a renovation allowance, act today! Welcome to this inviting one-bedroom unit in Brookpark Gardens (Building #1). Situated on the top floor, this residence features a spacious balcony with adjacent outdoor storage, as well as additional storage within the unit. A stunning natural stone, wood-burning fireplace graces the home, offering a cozy retreat on chilly winter evenings. Upon entry, natural light floods the living room, creating an airy atmosphere. The living room seamlessly connects to the dining area, perfect for entertaining. The kitchen, adorned with a window connecting it to the dining room, enhances the overall open feel. The primary bedroom boasts ample natural light and generous closet space for all your storage needs. Pets are allowed with board approval. Whether you're considering an excellent investment opportunity as tenant pays \$1250 rent until Sept30/24 or taking the step into homeownership, and assume the tenant ,this property is ideal for gaining equity rather than paying rent. The designated parking stall is #135. Drive by 135, 10120 Brookpark Blvd SW! Please note: Photos were taken before current occupant moved in.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX iRealty Innovations**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**







