



THE
A-TEAM

**RE/MAX
FIRST**

10120 BROOKPARK Boulevard #115, Calgary T2W 3G3

MLS® #: **A2106646**

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

90

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: **Storage**

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

Kitchen Appl: **Range Hood, Refrigerator, Stove(s)**
Int Feat: **See Remarks, Storage**
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! Famous building #1. Generously sized one-bedroom with a 4-piece bathroom. Your affordable residence awaits on the main floor of building one. Walkout to the main floor grass /patio .Ideal for pet ownership. Enjoy hardwood flooring and a stunning stone-faced, wood-burning fireplace, perfect for chilly evenings. Step onto the walkout patio for summer relaxation, complete with storage, and find additional storage within the unit. The bedroom offers abundant natural light and a spacious closet. Condo fee includes heat,water sewer.An outstanding investment opportunity awaits, ideal for first-time homebuyers to assume tenant and build build equity. Tenant lease until Dec31/24.Long term tenant with rent \$1400 Please note: Photos were taken before current occupant moved in.**

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

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





