



THE
A-TEAM

**RE/MAX
FIRST**

200 BROOKPARK Drive #428, Calgary T2W 3E5

MLS® #: **A2111493**

Area: **Braeside**

Listing Date: **03/16/24**

List Price: **\$329,900**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Calgary

Year Built:

1977

Lot Information

Lot Sz Ar:

Finished Floor Area

Abv Sqft:

1,134

Low Sqft:

Ttl Sqft:

1,134

Lot Shape:

DOM

64

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

2 Storey

Parking

Ttl Park:

1

Garage Sz:

Access:

Lot Feat:

Park Feat:

Other

Stall

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Balcony**

Construction:

Stucco,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer

Int Feat:

Granite Counters

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`9" x 8`3"	Kitchen	Main	7`1" x 10`1"
Living Room	Main	10`9" x 13`5"	Furnace/Utility Room	Main	15`1" x 4`11"
4pc Bathroom	Main	8`0" x 5`1"	Bedroom	Second	11`6" x 9`0"
Bedroom - Primary	Second	13`9" x 10`9"	Storage	Second	8`0" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$355

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc:

7711194

Remarks

Pub Rmks:

Prime Investment Townhouse in Braeside - Ideal Entry-Level Price, High Potential Quick Sale Alert! Entry-Level Investment in Braeside: Modern Living with Community Appeal Type: 2 Bedroom, 1 Bathroom Townhouse. Parking: Assigned Stall. Location: Braeside, Calgary - Rich in Amenities and Community Spirit. Price: Attractive Entry-Level Investment. Current Rental Income: \$1750/month until November 2024. Tenants pay for Gas and Electricity Discover a rare investment gem in Braeside, a vibrant community known for its perfect mix of city convenience and serene living. This 2-bedroom, 1-bath townhouse is an excellent entry-level investment opportunity, offering a modern lifestyle at an attractive price. Step into a world of style and functionality with an open-plan layout accentuated by a cozy kitchen featuring cabinets, laminate countertops, and a suite of appliances. Updated interiors include a mix of carpet, tile, and hardwood flooring, creating a welcoming atmosphere for tenants and homeowners alike. Situated in a peaceful location, the townhouse includes a West-facing patio for relaxation. An assigned parking stall adds to the convenience. Location is key, and this property is ideally situated near Glenmore Reservoir, Costco, Fish Creek Park, and various new shopping plazas. Essential amenities such as schools, parks, public transit, and recreational facilities are within easy reach. Perfect for those looking to settle down or seeking a profitable rental investment, this property stands out with its blend of tranquility and easy access to urban perks. Currently tenanted, generating a rental income of \$1750/month until the end of November 2024, it's a turnkey solution for investors seeking immediate returns. This Braeside townhouse is not just a home; it's an opportunity for growth, community involvement, and a lifestyle of ease and elegance. Don't miss out on this chance to invest in a strategically located, financially rewarding property. Act now and own a piece of Braeside's charm!

Inclusions:

NA

Property Listed By:

URBAN-REALTY.ca

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









