



THE
A-TEAM

**RE/MAX
FIRST**

427 BROOKPARK Drive, Calgary T2W 2W8

MLS®#: **A2142961**

Area: **Braeside**

Listing Date: **06/21/24**

List Price: **\$624,900**

Status: **Active**

County: **Calgary**

Change: **-\$25k, 18-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**
Lot Information
Lot Sz Ar: **5,996 sqft**
Lot Shape: **66.5 x 115**

Finished Floor Area

Abv Sqft: **1,479**
Low Sqft:
Ttl Sqft: **1,479**

DOM

154
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Reverse Pie Shaped Lot,Landscaped,Level,Street Lighting**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Gutters**

Construction: **Brick,Stucco,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Double Vanity,Granite Counters,No Animal Home,No Smoking Home,Storage,Walk-In Closet(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 9`5"
Living Room	Main	18`1" x 13`7"
Bedroom	Main	9`11" x 9`11"
4pc Bathroom	Main	8`6" x 4`11"
4pc Bathroom	Basement	7`11" x 7`1"
Game Room	Basement	21`4" x 19`4"
Game Room	Basement	12`10" x 12`3"

Room	Level	Dimensions
Dining Room	Main	9`11" x 7`10"
Bedroom - Primary	Main	16`6" x 10`11"
Bedroom	Main	9`11" x 8`11"
5pc Ensuite bath	Main	8`1" x 4`11"
Bedroom	Basement	13`4" x 9`2"
Bedroom	Basement	10`2" x 9`4"
Laundry	Basement	9`1" x 8`7"

Breakfast Nook

Main

9`5" x 7`10"

Family Room
Legal/Tax/Financial

Main

17`4" x 12`1"

Title:
Fee Simple
Legal Desc:

7610644

Zoning:
R-C1

Remarks

Pub Rmks:

**** Please click on "Videos" for 3D tour ** Opportunity knocks - large, updated bungalow backing onto a greenbelt/pathway system - SUPER RARE! Amazing features include: 3 + 2 bedrooms, 3 full bathrooms including 5-piece en suite, almost 3000 sq ft total development, large 4 car concrete parking pad & rear concrete patio, private deck and yard with fire pit, Japanese Cherry hardwood flooring, brand new carpet, fresh paint inside and out, 2 updated bathrooms, newer roof (2014), side entrance (one on either side of house), newer lighting, wood burning fireplace, spacious living room, high efficiency furnace, basement wet bar with 220V power, lots of storage in basement, 2 sheds, plenty of street parking and much more! Location is 10 out of 10 - close to all schools, bus stop 1.5 blocks away, 1 block to Braeside Park which includes 2 baseball diamonds and tennis courts, Southland Leisure Center 6 blocks away and very easy access to Stoney Trail or MacLeod Trail! Vacant, clean and ready for new owners!**

Inclusions:
Property Listed By:

**2 sheds, Shelves in Furnace Room, Firewood, Armoire In Entry, Baking Shelf in Basement
RE/MAX Landan Real Estate**

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











427 BROOKPARK DRIVE SW
 REG. MEASUREMENTS: FINISHED - CALCULATED
 MAIN LEVEL (AG) - 1478.31 SQ. FT. / 137.25 m²
 TOTAL ABOVE GRADE FLOOR SIZE - 1478.31 SQ. FT. / 137.25 m²
 BASEMENT DEVELOPED AREA (BG) - 1214.23 SQ. FT. / 112.80 m²
 BASEMENT UNDEVELOPED AREA (BU) - 264.28 SQ. FT. / 24.55 m²
 TOTAL AG/BG AREA - 2692.52 SQ. FT. / 252.05 m²

