



THE
A-TEAM

**RE/MAX
FIRST**

10120 BROOKPARK Boulevard #121, Calgary T2W 3G3

MLS® #: **A2165830**

Area: **Braeside**

Listing Date: **09/13/24**

List Price: **\$215,000**

Status: **Active**

County: **Calgary**

Change: **-\$5k, 21-Nov**

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: **813**
Low Sqft:
Ttl Sqft: **813**

DOM

99
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Assigned,Parking Lot,Paved,Stall

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Window Coverings**
Int Feat: **No Smoking Home,Storage**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------|-------|---------------|
| Living Room | Main | 14`0" x 13`0" |
| Kitchen | Main | 8`0" x 7`6" |
| Bedroom | Main | 11`0" x 9`0" |
| 4pc Bathroom | Main | |

| Room | Level | Dimensions |
|-------------------|-------|---------------|
| Dining Room | Main | 10`0" x 9`0" |
| Bedroom - Primary | Main | 13`6" x 10`0" |
| Storage | Main | 6`6" x 5`6" |

Legal/Tax/Financial

Condo Fee:
\$532

Title:
Fee Simple

Zoning:
M-C1 d100

Fee Freq:
Monthly

Legal Desc: **8910451**

Remarks

Pub Rmks: **Welcome to ever popular Brookpark Gardens! This well managed complex is located right across Southland Leisure Centre and walking distance to shopping and amenities. This two bedroom unit offers an open concept living and dining space and a well-appointed kitchen with newer backsplash and appliances. The large primary bedroom provides the space you need and the second bedroom can also be used as a WFH office. Walk out on to your large balcony to sip your morning coffee with a conveniently located exterior storage locker plus an additional storage room inside the unit for those needing additional space. The unit also offers a dedicated parking stall. A quick commute to downtown, Southland LRT, Stoney Trail, Costco and the Glenmore Reservoir! The perfect location for first time buyers or empty nesters looking to downsize and the ideal investment for those looking for a cash flowing property! Book your private tour today!**

Inclusions: **N/A**
Property Listed By: **Century 21 Bamber Realty LTD.**

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





