



THE
A-TEAM

**RE/MAX
FIRST**

10120 BROOKPARK Boulevard #328, Calgary T2W 3G3

MLS® #: **A2169882**

Area: **Braeside**

Listing Date: **10/01/24**

List Price: **\$274,900**

Status: **Active**

County: **Calgary**

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

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
Lot Shape:

Access:

Lot Feat:

Park Feat:

Assigned, Leased, Stall

Finished Floor Area

Abv Sqft: **1,026**

Low Sqft:

Ttl Sqft: **1,026**

DOM

50

Layout

Beds: **3 (3)**

Baths: **1.5 (1 1)**

Style: **Apartment**

Parking

Ttl Park: **2**

Garage Sz:

Utilities and Features

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

Construction: **Stucco**
Flooring: **Carpet, Vinyl**
Water Source:
Fnd/Bsmt:

Kitchen Appl: **Electric Oven, Refrigerator, Window Coverings**
Int Feat: **No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	10`11" x 8`7"
Kitchen	Main	8`1" x 8`1"
Bedroom	Main	11`6" x 9`0"
4pc Bathroom	Main	0`0" x 0`0"
Storage	Main	5`6" x 3`1"
Balcony	Main	21`7" x 7`10"

Room	Level	Dimensions
Living Room	Main	16`6" x 13`3"
Bedroom - Primary	Main	13`3" x 11`4"
Bedroom	Main	13`4" x 8`6"
2pc Ensuite bath	Main	0`0" x 0`0"
Walk-In Closet	Main	8`4" x 4`11"

Legal/Tax/Financial

Condo Fee:
\$664

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1

Legal Desc: **8910451**

Remarks

Pub Rmks: **Welcome to this spacious 3-bedroom, 1 and a half-bathroom condo, that is located just a 3-minute walk from the vibrant Southland Leisure Centre! It comes with not 1 but 2 parking stalls. One of them is leased for a very small amount. This well-appointed unit offers everything you need for comfortable living, including a huge balcony perfect for relaxing or entertaining outdoors. Inside, you'll find three generously sized bedrooms, ideal for a family or anyone looking for extra space. The main living area flows seamlessly into the dining and kitchen spaces, creating an open and inviting atmosphere. With 1.5 bathrooms, you have convenience for both family and guests. The unbeatable location makes it easy to enjoy all that the Southland Leisure Centre has to offer, including its wave pool, waterslide, gymnasium, racquet sports courts, and a variety of fitness classes. Whether you're an active individual or looking for family-friendly activities, this prime spot offers endless recreational opportunities right outside your door. Don't miss the chance to make this fantastic condo your new home!**

Inclusions: **na**
Property Listed By: **RE/MAX Landan Real Estate**

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







