



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10120 BROOKPARK Boulevard #114, Calgary T2W 3G3**

MLS® #: **A2175081**

Area: **Braeside**

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

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:

Access:

Lot Feat:

Park Feat:

**Interior Lot, Landscaped, Level, Street Lighting, Paved, See Remarks, Treed Asphalt, Assigned, Guest, Outside, Paved, Plug-In, Stall**

DOM

**28**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Range Hood, Refrigerator, Stove(s)**  
Int Feat: **Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>8`6" x 7`10"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`1" x 12`6"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Kitchen</b>	<b>Main</b>	<b>7`7" x 8`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`2" x 8`10"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$412**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**M-C1**

Legal Desc: **8910451**

Remarks

Pub Rmks: **An excellent opportunity to assume a well-established, long-term current tenant who has been the sole occupant for the past 25 years. This main-floor, one-bedroom home offers plenty of space and is ready for your personal updates. The seller requires the buyer to assume the existing tenant. Your choice to keep the tenant after you give 90 days notice or not. Brookpark Gardens is in an unbeatable location, close to a wide range of medical facilities, shopping, recreation, and educational options. With the Max Calgary bus stop just steps from your door, convenience is at your fingertips. Possibility of video surveillance on premises. Parking stall is just outside unit and is #114 conveniently located. Laundry room is right next door that is modern and fast usually. Dec rent increases to \$1440. and tenant pays utilities. Call your private viewing 10120 Brookpark Garden for your exclusive showing.**

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**









