



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:

Finished Floor Area

Abv Sqft: **668**
Low Sqft:
Ttl Sqft: **668**

DOM

139
Layout
Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Apartment**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Interior Lot, Landscaped, Level, Many Trees, No Neighbours Behind, Paved, See Remarks, Street Lighting, Treed Asphalt, Assigned, Guest, Outside, Paved, Plug-In, Stall

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

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. 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. Coin laundry room is right next door that is modern and fast with plenty of machines . Current rent is \$1440 and tenant pays utilities.. and tenant pays utilities. Call for your private viewing 10120 Brookpark Gardens 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









