



THE
A-TEAM

**RE/MAX
FIRST**

200 BROOKPARK Drive #527, Calgary T2W3E5

MLS® #: **A2175434**

Area: **Braeside**

Listing Date: **11/06/24**

List Price: **\$279,900**

Status: **Pending**

County: **Calgary**

Change: **-\$5k, 13-Nov**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,080**
Low Sqft:
Ttl Sqft: **1,080**

Lot Information

Lot Sz Ar:
Lot Shape:

DOM

15
Layout
Beds: **2 (2)**
Baths: **1.0 (1 0)**
Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat: **Backs on to Park/Green Space**
Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Playground,Private Entrance**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`3" x 10`6"
Dining Room	Main	11`8" x 8`1"
Bedroom - Primary	Second	10`6" x 10`6"
4pc Bathroom	Second	7`11" x 4`7"

Room	Level	Dimensions
Kitchen	Main	10`0" x 6`11"
Laundry	Main	5`11" x 4`11"
Bedroom	Second	11`3" x 8`7"
Balcony	Main	14`11" x 4`11"

Legal/Tax/Financial

Condo Fee:

Title:

Zoning:

\$341

Fee Simple

M-C1

Fee Freq:
Monthly

Legal Desc: **7711194**

Remarks

Pub Rmks: **Welcome to this wonderful opportunity to own a townhome in S.W. Calgary for under \$300k! This two storey unit, features an east facing view over a large green space. Perfect for enjoying your morning coffee, while watching the sunrise from your balcony. The main floor boast an open concept, with living room/dining room combination, galley style kitchen and main floor laundry with extra storage. Upstairs you will find two nice sized bedrooms, both with walk in closets, full bathroom with huge linen closet adjoining. This well managed complex is close to shopping, playgrounds, schools and all other amenities you would expect in a mature community. A three minute drive gets you to Stoney Trail, Costco, Glenmore Reservoir and the Southland Leisure Centre. Very reasonable condo fee that include water & sewer! Call your favorite realtor for a showing today!**

Inclusions:
Property Listed By: **Vacuflo "as is"
Drummer Realty & Property Management**

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





