

10001 BROOKPARK Boulevard #7, Calgary T2W 3E3

MLS®#:	A2180817	Area:	Braeside	Listing Date:	11/23/24	List Price: \$449,000
Status:	Pending	County:	Calgary		-\$10k, 02-Dec	Association: Fort McMurray



			DOM	
Residential			28	
Row/Townhouse			Layout	
Calgary	Finished Floor Ar	ea	Beds:	3 (3)
1977	Abv Sqft:	1,357	Baths:	2.0 (1 2)
	Low Sqft:		Style:	2 Storey
	Ttl Sqft:	1,357		
			Parking	
			Ttl Park:	2
			Garage Sz:	1
			, s	
Back Yard				
Single Garage Atta	ached			
	Residential Row/Townhouse Calgary 1977 Back Yard	ResidentialRow/TownhouseCalgaryEinished Floor Are1977Abv Sqft:Low Sqft:Ttl Sqft:	Residential Row/Townhouse Calgary <u>Finished Floor Area</u> 1977 Abv Sqft: 1,357 Low Sqft: Ttl Sqft: 1,357 Back Yard	Residential 28 Row/Townhouse Layout Calgary Finished Floor Area Beds: 1977 Abv Sqft: 1,357 Baths: Low Sqft: Low Sqft: Style: Ttl Sqft: 1,357 Parking Back Yard Back Yard Style:

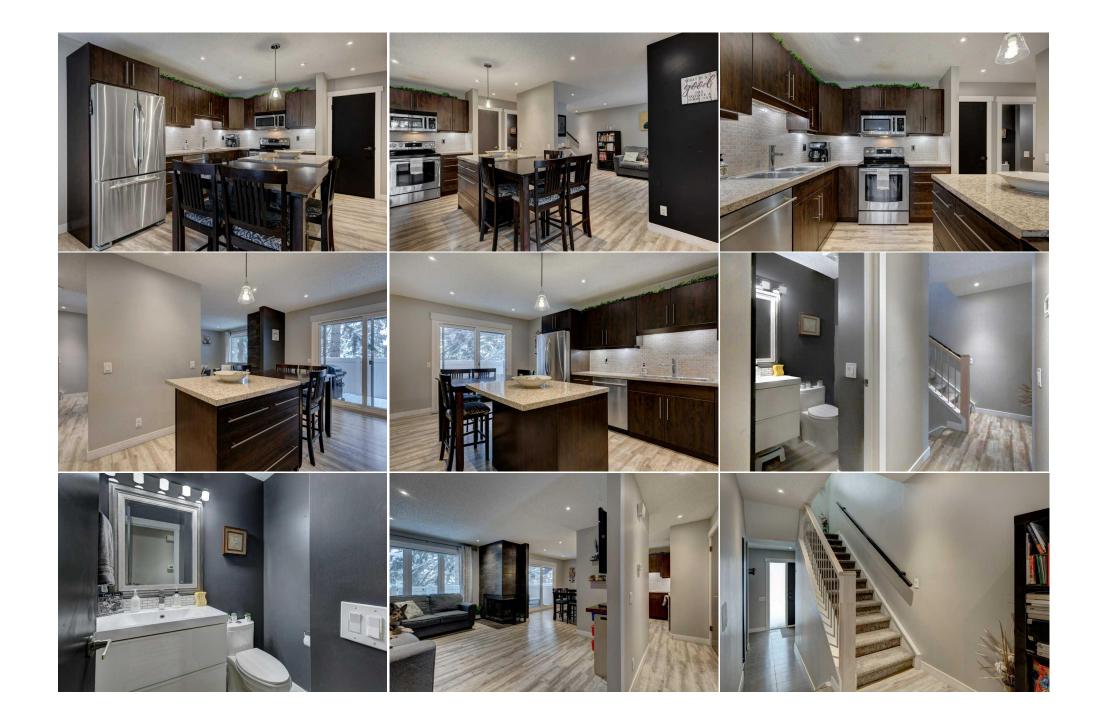
Utilities and Features

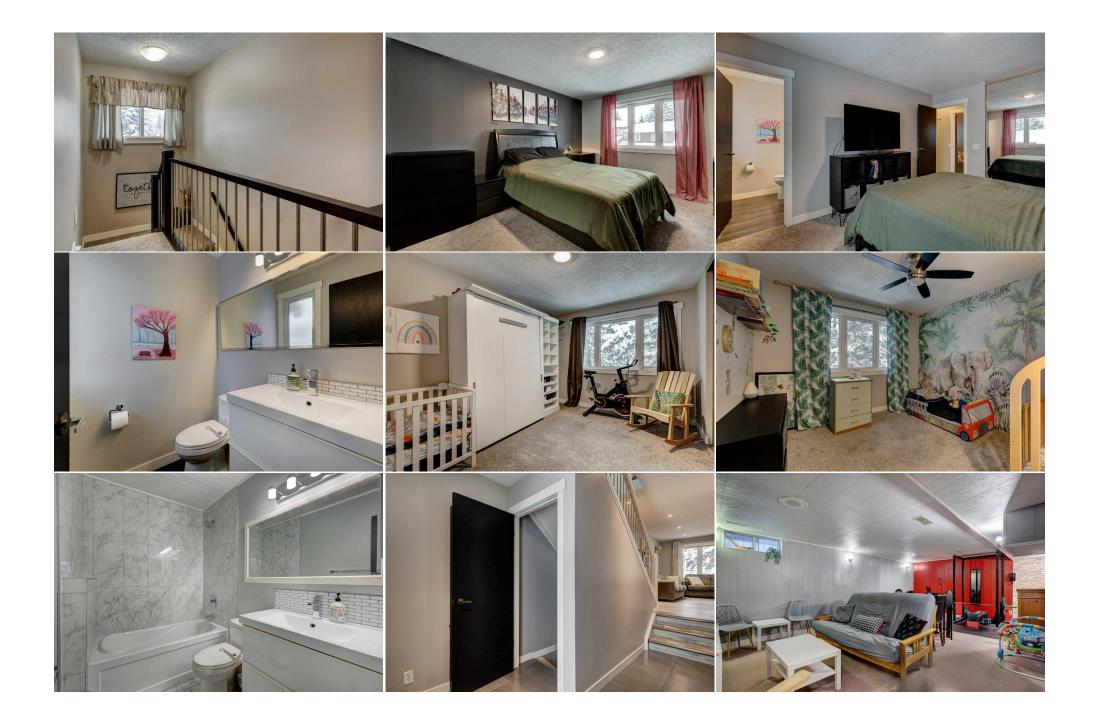
Roof: Heating: Sewer:	Asphalt Shing Forced Air,Na			Construction: Brick,Cedar,Wood Fram Flooring:	Brick,Cedar,Wood Frame			
Ext Feat:	Other	ther			Carpet,Tile,Vinyl Plank			
				Water Source:				
				Fnd/Bsmt:				
				Poured Concrete				
Kitchen Appl: Dishwasher, Dryer, Electric Stor		lectric Stove,Garage Control(s),Micro	Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings					
Int Feat: Utilities:		Ceiling Fan(s),Kitchen Island,No Smoking Home,Wet Bar						
				Room Information				
Room		Level	Dimensions	<u>Room</u>	Level	<u>Dimensions</u>		
2pc Bathroom		Main	5`5" x 4`11"	Dining Room	Main	11`3" x 9`4"		
Foyer		Main	8`10" x 8`11"	Kitchen	Main	11`1" x 7`9"		
2pc Ensuite bath		Upper	5`4" x 4`11"	4pc Bathroom	Upper	5`4" x 8`8"		
Bedroom		Upper	9`10" x 13`7"	Bedroom	Upper	11`1" x 11`8"		
Bedroom - Primary		Upper 11`1" x 14`0"		Game Room	Basement	23`0" x 15`4"		
Furnace/Utility Room		Basement	11`9" x 14`9"					
				Legal/Tax/Financial				

Condo Fee: \$465	Title: Fee Simple Fee Freq:	Zoning: M-C1					
Legal Desc:	Monthly 7810487 Remar	<5					
Pub Rmks: Inclusions: Property Listed By:	attached garage and a fully finished basement, this home is move-in serene primary suite with a convenient 2-piece ensuite. A recently r the whole family. The main floor is designed for both relaxation and a pantry closet, offering convenience at your fingertips. The open liv ambiance. Natural light streams through the large windows and slid entertainment Head downstairs to the fully finished basement, whe the wet bar, this versatile space offers endless possibilities. This ho and dryer (2021), furnace motor (2020), roof (2019). [Note: Window this unit! Situated in a well-maintained complex with nearby amenit	•					

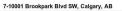
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













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