



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**10001 BROOKPARK Boulevard #7, Calgary T2W 3E3**

MLS® #: **A2180817**

Area: **Braeside**

Listing Date: **11/23/24**

List Price: **\$449,000**

Status: **Pending**

County: **Calgary**

Change: **-\$10k, 02-Dec**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,357**

Low Sqft:

Ttl Sqft: **1,357**

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

**28**

Layout

Beds: **3 (3 )**

Baths: **2.0 (1 2)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Other**

Construction: **Brick,Cedar,Wood Frame**  
Flooring: **Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **Ceiling Fan(s),Kitchen Island,No Smoking Home,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`5" x 4`11"</b>
<b>Foyer</b>	<b>Main</b>	<b>8`10" x 8`11"</b>
<b>2pc Ensuite bath</b>	<b>Upper</b>	<b>5`4" x 4`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`10" x 13`7"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`1" x 14`0"</b>
<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>11`9" x 14`9"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`3" x 9`4"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 7`9"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`4" x 8`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`1" x 11`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`0" x 15`4"</b>

Legal/Tax/Financial

Condo Fee:  
**\$465**

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

Zoning:  
**M-C1**

Legal Desc: **7810487**

Remarks

Pub Rmks: **Step into this meticulously renovated townhome, where thoughtful updates and timeless design create a perfect space for living and entertaining. With a single attached garage and a fully finished basement, this home is move-in ready for its next owners. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a convenient 2-piece ensuite. A recently renovated bathroom complements the upper level, ensuring a stylish and functional retreat for the whole family. The main floor is designed for both relaxation and gatherings. The L-shaped kitchen features ample counter space, stainless steel appliances and a pantry closet, offering convenience at your fingertips. The open living room is warmed by a charming double-sided wood-burning fireplace, which adds a cozy ambiance. Natural light streams through the large windows and sliding glass patio doors, leading you to the fenced backyard with a deck—ideal for outdoor entertainment. Head downstairs to the fully finished basement, where a spacious recreation room awaits. Whether it's a family movie night or entertaining guests at the wet bar, this versatile space offers endless possibilities. This home boasts major updates for peace of mind, including new windows & patio door (2023), washer and dryer (2021), furnace motor (2020), roof (2019). [Note: Window replacements are not covered by the condo board.] Visitor parking stalls is right across from this unit! Situated in a well-maintained complex with nearby amenities, schools, and green spaces, this townhome perfectly blends convenience and comfort. Don't miss out—schedule your viewing today and experience all this exceptional home has to offer!**

Inclusions:  
Property Listed By: **Murphy Bed  
Real Broker**

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















**7-10001 Brookpark Blvd SW, Calgary, AB**

Main Floor Exterior Area 620.27 sq ft  
Interior Area 576.76 sq ft  
Excluded Area 312.42 sq ft



PREPARED: 2024/11/23

White regions are excluded from total floor area in iGUTEE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**7-10001 Brookpark Blvd SW, Calgary, AB**

2nd Floor Exterior Area 137.26 sq ft  
Interior Area 695.80 sq ft



PREPARED: 2024/11/23

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**7-10001 Brookpark Blvd SW, Calgary, AB**

Basement (Below Grade) Exterior Area 377.93 sq ft  
Interior Area 503.94 sq ft



PREPARED: 2024/11/23

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