



THE
A-TEAM

**RE/MAX
FIRST**

10120 BROOKPARK Boulevard #315, Calgary T2W 3G3

MLS® #: **A2183097**

Area: **Braeside**

Listing Date: **12/13/24**

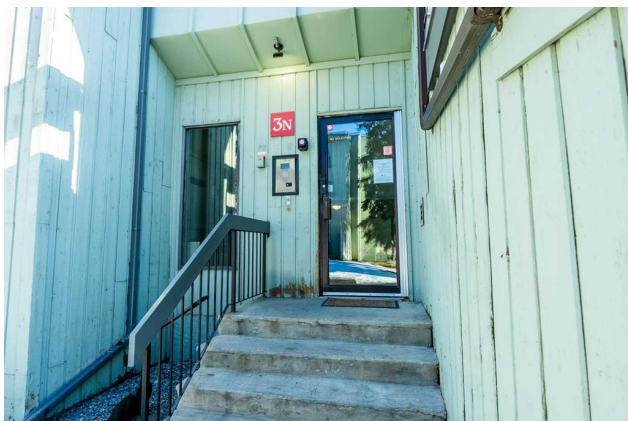
List Price: **\$179,987**

Status: **Pending**

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: **157,251 sqft**
Lot Shape:

Access:

Lot Feat: **Landscaped,Level**
Park Feat: **Assigned,Stall**

Finished Floor Area

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

DOM

40

Layout

Beds: **1 (1)**
Baths: **1.0 (1 0)**
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Hot Water,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame,Wood Siding**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Range Hood,Refrigerator,Stove(s)**
Int Feat: **Ceiling Fan(s),Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`10" x 12`8"
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	11`2" x 10`0"

Room	Level	Dimensions
Kitchen	Main	8`0" x 7`4"
Dining Room	Main	8`4" x 7`4"

Legal/Tax/Financial

Condo Fee:
\$438

Title:
Fee Simple

Zoning:
M-C1

Fee Freq:
Monthly

Legal Desc: **8910451**

Remarks

Pub Rmks: **Opportunity awaits as you enter your renovated one-bedroom dream home. Conveniently located on the main floor, this pet-friendly home allows you to step out onto the patio from your living room. Wonderfully set up with astro turf included. Walk through the welcoming large foyer into the separate partitioned dining room and living room. There is ample storage inside your new home in the walk in storage room. The upgraded espresso kitchen cabinets offer everything you need and desire. Spacious kitchen countertop and tile flooring complete your new space. The bathroom has been renovated with a new tub surround installed by Bath fitters. There are 2 ceiling fans and a hurricane fan in the living room in your new home to enjoy the Southern island breeze. The cozy electric fireplace is quality made by Dimplex. The excellent Brookpark Gardens complex is full of amenities close by, including the Southland Leisure Centre, shopping mall, schools, and medical facilities, all conveniently located with a Max bus stop across the parking lot. Look for immediate occupancy if required. Very spacious design. For your private viewing, please call to enjoy Building 3N, facing west! All condo docs are in supplements**

Inclusions: **Brick Leather living room couch, outdoor patio swing, table & umbrella, dog fence, marble top 2-drawer chest, 3 fans.**

Property Listed By: **RE/MAX iRealty Innovations**

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



