



THE
A-TEAM

**RE/MAX
FIRST**

200 BROOKPARK Drive #921, Calgary T2W 3E5

MLS® #: **A2186174** Area: **Braeside** Listing Date: **01/08/25** List Price: **\$339,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Landscaped**
 Park Feat: **Stall**

Finished Floor Area

Abv Sqft: **1,057**
 Low Sqft:
 Ttl Sqft: **1,057**

DOM

14
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Stacked Townhouse**

Parking

Ttl Park: **1**
 Garage Sz:

Utilities and Features

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

Construction: **Wood Frame**
 Flooring: **Laminate**
 Water Source:
 Fnd/Bsmt:
See Remarks

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Closet Organizers,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Second	13` 4" x 10` 6"	Dining Room	Second	11` 8" x 8` 1"
Kitchen	Second	9` 11" x 6` 11"	Laundry	Second	14` 11" x 4` 10"
Bedroom - Primary	Third	13` 6" x 10` 6"	Bedroom	Third	11` 3" x 8` 7"
4pc Bathroom	Third	7` 10" x 4` 11"	Storage	Third	7` 11" x 4` 10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$371

Fee Simple
Fee Freq:
Monthly

MC-1

Legal Desc: 7711194

Remarks

Pub Rmks: Super first time buyer or investor unit. Best location in development. Facing West unto a sports field. Living rm, dining rm, kitchen, laundry/furnace/storage rm all on the 1 st floor. 2nd floor has 2 bedrooms each with their own walk in closets, 4-pce bath, storage room and 2 hallway closets. Unit is in very good condition with durable laminate flooring through out. Matching stainless steel appliances, washer dryer set. Sunny West facing covered balcony overlooking a sports field. Parking stall is very close to the unit. Walking distance to shopping, restaurants, schools, churches. South Glenmore park and all its amenities is a 3 minute drive, bus routes and easy access to major roads(Anderson Drive, 24 Street and Stoney Trail West)

Inclusions: N/A
Property Listed By: Real Estate Professionals Inc.

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











