



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**200 BROOKPARK Drive #1027, Calgary T2W 3E1**

MLS® #: **A2197678**      Area: **Braeside**      Listing Date: **02/27/25**      List Price: **\$290,000**  
 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: **Backs on to Park/Green Space,Few Trees,Low Maintenance Landscape**  
 Park Feat: **Stall**

DOM

**0**

Layout

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

Parking

Ttl Park: **1**  
 Garage Sz:

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Walk-In Closet(s)**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$341**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **M-C1**

Legal Desc: **7711194**

Remarks

Pub Rmks: **Welcome to this beautiful stacked townhouse in the sought after community of Braeside. This 2 bedroom, one bathroom home is a great opportunity to own a spacious townhome in a well-established family community. As you walk in you are you'll proceed upstairs to your mani level that is is an open concept living and dining area with a quaint kitchen that opens to your open floor plan dining room that overlooks your living room and is finished off by your large east facing balcony overlooking a green space. The upper level offers you a large primary bedroom with walk-in closet, a great sized second bedroom, and your bathroom with granite topped vanity, laminate floors and a large tub/shower combination. The community of Braeside has great schools nearby, shopping, and easy access to downtown or out to the mountains for a weekend getaway. Do not miss out on your opportunity to own this wonderful townhome in one of the best communities in Calgary.**

Inclusions: **All Window Coverings**  
Property Listed By: **eXp Realty**

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





