



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

63 Brookpark Crescent SW
Calgary, Alberta

MLS # A2317646



\$675,000

Division:	Braeside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,621 sq.ft.	Age:	1978 (48 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Interior Lot, Landscaped, No Back Lane,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Closet Organizers, High Ceilings		

Inclusions: n/a

Welcome to this meticulously maintained, original-owner 4-level split, perfectly tucked away in a quiet crescent. Offering over 1,600 sq ft of unique, late-70s architectural charm, this home delivers a whimsical and functional layout that flows beautifully from level to level. The heart of the home features a cozy main living room anchored by a classic gas fireplace, seamlessly connecting to a functional kitchen complete with modern stainless steel appliances. The upper level loft offers a flexible space that could serve as a home office, family room, or a playroom. With 3 bedrooms and 2 bathrooms, there is plenty of space for a growing family or those seeking a distinct floor plan. Step outside to your private rear deck and enjoy peaceful views, as this property backs directly onto a beautiful, mature green space. Car enthusiasts and hobbyists will love the oversized, heated attached garage, complemented by extra parking out front. This home is move-in ready but also offers plenty of potential to renovate and make it your own. Located in a fantastic community, this home blends retro character with pristine care and is a rare find, ready for its next chapter!