



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**12, 10001 Brookpark Boulevard SW
Calgary, Alberta**

MLS # A2327810

\$459,900



Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,350 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Oversized, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 487
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: NONE

Welcome to this beautifully maintained three-bedroom townhome in the sought-after community of Braeside, offering the perfect blend of comfort, style, and convenience. Ideal for first-time buyers, young families, or those looking to downsize, this home features a private, low-maintenance backyard and an oversized attached garage. The beautifully renovated kitchen is sure to impress with modern white cabinetry, quartz countertops, a stylish backsplash, and stainless steel appliances. New wide-plank laminate flooring flows throughout the main level, creating a bright and contemporary feel. The open-concept layout is perfect for everyday living, family dinners, and entertaining, while the inviting living room offers a recently converted electric fireplace for cozy evenings at home. Also a 2pc Powder room on main. Step outside to your own private outdoor retreat featuring maintenance-free artificial turf, a spacious patio, and newer fencing—an ideal setting for summer barbecues, relaxing, or entertaining guests. Upstairs, the spacious primary bedroom (accommodates a king size bed) includes a beautifully renovated two-piece ensuite with a quartz vanity, and a generous closet. Two additional bedrooms and an updated four-piece bathroom with a new vanity, lighting, and fixtures complete the upper level. A bright office or study nook provides the perfect workspace for those working from home. The professionally finished lower level adds valuable living space with laminate flooring and pot lighting throughout, making it ideal as a family room, children’s play area, home gym, or media room. Additional upgrades include fresh paint throughout, creating a move-in-ready home you’ll appreciate from the moment you arrive. The oversized attached garage provides exceptional storage and comfortably accommodates a full-size pickup,

making it both practical and versatile. This well-managed complex has undergone numerous exterior improvements, including newer roofing, exterior paint, and fencing. Nine visitor parking stalls—including five conveniently located directly across from the unit—make hosting family and friends effortless. Ideally situated in the heart of Braeside, you'll enjoy quick access to downtown in approximately 15 minutes, excellent schools, walking and cycling pathways, parks, shopping, transit, and the Southland Leisure Centre. Quick access to Stoney Trail and The Glenmore Reservoir. Move in and enjoy everything this exceptional home has to offer.