



GRASSROOTS
REALTY GROUP

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416 Brookpark Drive SW
Calgary, Alberta

MLS # A2331088



\$774,900

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,366 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Soaking Tub, Walk-In Closet(s)		

Inclusions: None

Situated on a sunny corner lot in the mature community of Braeside, this 3+1 bedroom bungalow offers over 2,600 sq ft of comfortable, well designed living space. The main level features hardwood floors and a welcoming sunken living room anchored by a cozy wood burning fireplace and an attractive feature wall. A spacious dining area flows seamlessly from the living room, providing excellent space for hosting family and friends. The updated kitchen is bright and stylish, finished with quartz countertops, crisp white cabinetry, generous storage, and stainless steel appliances. Three well proportioned bedrooms and a 4 piece main bath complete the main level. The primary bedroom enjoys direct access to the backyard through patio doors and is further enhanced by a walk in closet and a private 3 piece ensuite. The fully developed basement expands the living space with a large recreation/family room, a fourth bedroom, and a 3 piece bath. A dedicated flex room offers an ideal setup for a quiet home office or hobby space. Outside, enjoy a sunny southwest backyard with a deck—perfect for relaxing or entertaining—and the convenience of a double attached front garage. The location is exceptional: walking distance to two neighbourhood parks and just moments from scenic Fish Creek Park, schools, shopping, public transit, and easy access to Southland Drive and Anderson Road.