



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

214, 10120 Brookpark Boulevard SW
Calgary, Alberta

MLS # A2332004



\$215,000

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	833 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Additional Parking, Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 607
Basement:	-	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	-	Utilities:	-
Features:	No Smoking Home, Separate Entrance, Storage		

Inclusions: N/A

Welcome to this beautifully updated ground level residence nestled within the mature and highly sought after community of Braeside. Thoughtfully renovated throughout, this inviting two bedroom home offers over 830 square feet of thoughtfully designed living space complemented by an exceptional private patio that seamlessly extends your living space outdoors. The efficient layout offers two generously sized bedrooms, a spacious living area and excellent storage throughout. The spacious living room is filled with natural light from oversized windows and features rich flooring, a cozy wood burning fireplace and direct access to the private patio, creating the perfect setting for relaxing, entertaining or enjoying the surrounding mature landscaping. The updated kitchen offers modern cabinetry, updated countertops, subway tile backsplash, an updated refrigerator and excellent storage while overlooking a dedicated dining area that comfortably accommodates family meals, guests or a flexible work-from-home setup. The spacious primary bedroom features an oversized closet while the second bedroom offers outstanding flexibility as a guest room, home office or hobby space. A beautifully updated four piece bathroom, a generous in-suite storage room and abundant closet space complete the interior. For added convenience, the common laundry room is located directly across the hallway, making laundry days quick and easily accessible. Step outside to your private ground level patio where mature trees and landscaping create a peaceful outdoor retreat with a partially covered seating area, allowing you to enjoy the outdoors rain or shine. The assigned parking stall is ideally situated immediately adjacent to the patio entrance, providing exceptionally convenient access to and from the home. Ideally situated directly across from Southland Leisure Centre and

public transit, this home also enjoys quick access to Glenmore Reservoir, Fish Creek Provincial Park, Southcentre Mall, schools, restaurants, shopping, Anderson LRT Station, Macleod Trail and Stoney Trail, making daily commuting and weekend recreation equally convenient. Whether you're a first time buyer, investor or downsizer, you'll appreciate the ability to walk across the street to Southland Leisure Centre, catch transit just steps from your door and enjoy nearby parks, shopping and everyday amenities without relying on a vehicle. Complete with a well managed complex, this move in ready home presents an exceptional opportunity for first time buyers, downsizers and investors alike. Contact your favourite REALTOR® today to schedule your private showing!