

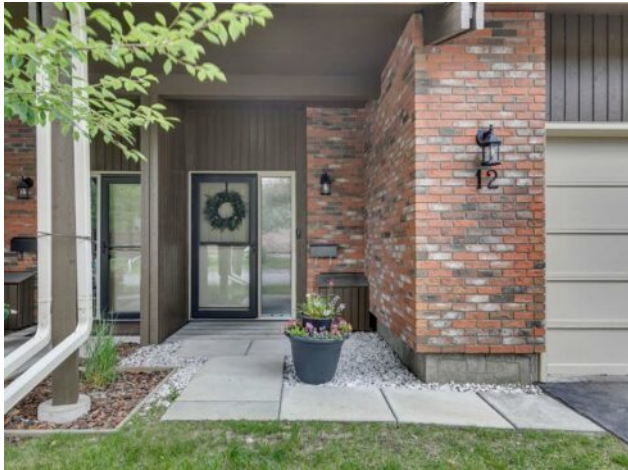


GRASSROOTS
REALTY GROUP

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12, 10001 Brookpark Boulevard SW
Calgary, Alberta

MLS # A2234748



\$475,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,333 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Level, Low Maintenance Landscape, Treed		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Brick, Wood Frame, Wood Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Kitchen Island, Recessed Lighting

Water:	-
Sewer:	-
Condo Fee:	\$ 465
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

Welcome to this beautifully updated 3-bedroom, 2.5-bathroom condo in the sought-after community of Braeside. Freshly painted and featuring brand-new flooring throughout, this bright and modern home offers a perfect blend of comfort, style, and functionality. Step into a spacious foyer that leads into an open-concept main floor, highlighted by a contemporary kitchen with a wrap-around island—ideal for meal prep, casual dining, or entertaining guests. The adjoining living and dining areas provide a warm, seamless space for gatherings. A convenient 2-piece powder room completes the main level. Upstairs, you’ll find three generous bedrooms, including a spacious primary suite with its own private 2-piece ensuite. A full 4-piece bathroom serves the remaining bedrooms. The fully finished basement offers a large recreation/living area, perfect for a media room, home office, or play space. Enjoy outdoor living with a private backyard patio and low-maintenance front yard. Parking is a breeze with both a garage and front pad. Situated in a family-friendly neighborhood close to parks, schools, shopping, and transit, this move-in-ready home is a must-see!