



GRASSROOTS
REALTY GROUP

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1221, 200 Brookpark Drive SW
Calgary, Alberta

MLS # A2254805



\$305,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,021 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

Looking for a great LOCATION? This 2 bedroom, 1 bathroom town home has an ideal, QUIET location within Cedarbrook Park FACING onto the PARK and GREENSPACE. It is a 2 story unit on the upper floors with NO ONE ABOVE you. The main level offers laminate flooring, an OPEN CONCEPT plan with a white kitchen, dining area, living room and laundry/utility room. There is also a BALCONY overlooking the large open greenspace. The upper floor is carpeted and features 2 GENEROUS SIZED bedrooms with WALK-IN closets, a 4 piece family bathroom and a storage room. Lastly, there are NEWER VINYL WINDOWS throughout and a CONVENIENT PARKING spot just a very few steps from your front door. Cedarbrook Park offers quick access to shopping, amenities, schools, Stoney Trail and Anderson Rd. Book your showing today!