221, 200 Brookpark Drive SW
Calgary, Alberta

MLS # A2258123

$270,000

Division:	Braeside
Type:	Residential/Five Plus
Style:	2 Storey

Size:	1,102 sq.ft.	**Age:**	1977 (48 yrs old)
Beds:	2	**Baths:**	1

Garage:	Assigned, Off Street, Stall
Lot Size:	-
Lot Feat:	Landscaped, Low Maintenance Landscape, Treed

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Other	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 371
Basement:	None	**LLD:**	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	**Zoning:**	M-C1 d75
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions:	Window coverings "as is"

This is the perfect space to call home for a first time home buyer, anybody downsizing or an investor. Upon entry, you're greeted by a spacious foyer that leads to the bright and functional main living area. The kitchen is equipped with classic white appliances, a timeless travertine tile backsplash, durable butcher block countertops, and updated white cabinetry that offers a clean and modern aesthetic. The open concept living and dining area features large west facing, vinyl windows that fill the space with natural light throughout the day. Just off the living room, a private balcony offers the perfect spot to enjoy your morning coffee or unwind in the evening sun. Also on this level is a combined laundry room, utility area, and additional storage space for your convenience. Upstairs, you’ll find two generously sized bedrooms situated on opposite ends of the hallway, each with its own walk-in closet. A well appointed 4 piece bathroom and another expansive storage area complete the upper floor. This home includes one assigned parking stall (#221), and ample street parking is available for additional vehicles or guests. Don't miss the chance to own this thoughtfully designed and move-in-ready property!