



**GRASSROOTS**  
REALTY GROUP

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**728, 200 Brookpark Drive SW  
Calgary, Alberta**

**MLS # A2260124**



**\$285,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 366
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan		

**Inclusions:** none

This updated 2-bedroom, 1-bath townhouse offers incredible value in the established community of Braeside. With low condo fees and a bright, inviting layout, it's the perfect combination of comfort and convenience. Inside, large windows fill the home with natural light, highlighting the open-concept design and stylish built-ins. The upgraded kitchen features a beautiful backsplash, warm wooden countertops, and plenty of space for cooking and entertaining. Durable laminate flooring runs throughout the main level, complementing the smart and functional floor plan. Enjoy views of the nearby park right from your home, along with the everyday convenience of being steps away from shopping, dining, and transit. Quick access to Anderson Road and Stoney Trail makes commuting around Calgary simple and efficient. Move-in ready and exceptionally priced, this Braeside townhouse is a must-see for buyers seeking value in a well-established neighbourhood.