



GRASSROOTS
REALTY GROUP

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

MLS # A2269528



\$285,000

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 366
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	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.