



GRASSROOTS
REALTY GROUP

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**511, 200 Brookpark Drive SW
Calgary, Alberta**

MLS # A2276974



\$249,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	941 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Plug-In, Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 307
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions:	patio awning, shelving in utility room
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PRICE REDUCED JAN 19TH This 2 bedroom bungalow style condo is an end unit, backs onto green space (bedrooms-nice and quiet) and is located within walking distance to shopping, public transit, schools and playgrounds. This awesome location features a short drive to South Glenmore Park, Glenmore Landing, Southland Leisure Centre, Heritage Park, Rockyview Hospital, Southcentre Mall, and many other services and amenities. The open layout features a sizeable living room, dining room and kitchen with ample countertops and cupboard space, fridge, stove and hood fan. The large utility room includes laundry and storage and features shelving, washer, dryer and freezer. There's a full bathroom, hallway storage with shelving, primary bedroom with walk-in closet and second bedroom. The furnace and hot water tank were both replaced in September 2024. The condo comes with an assigned parking stall (#511).