



**423, 200 Brookpark Drive SW
Calgary, Alberta**

MLS # A2277227



\$264,900

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	972 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape, Other, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 356
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		
Inclusions:	n/a		

****WELCOME HOME!**** An INCREDIBLE Opportunity to own a RENOVATED & Beautifully Maintained 2 Bed + 1 Bath Townhome boasting nearly 1000ft across 3 levels & showcasing a Bright OPEN CONCEPT Design. The main level connects the living areas seamlessly, offering a Spacious Living Room with direct BALCONY access overlooking GREENSPACE, Dining Area & Tastefully RENOVATED Kitchen featuring UPGRADED CABINETS, stylish Backsplash, STAINLESS STEEL Appliances, & plenty of Counter Space! A dedicated Laundry Room with Additional Storage completes this level. Heading upstairs, you are welcomed by your Spacious Master Retreat, complete with WALK-IN CLOSET, 2nd generously sized bedroom with additional WALK-IN Closet, & UPDATED FULL Bath. Step outside onto your private balcony & enjoy the VIEWS - THE SPOT for BBQs & entertaining, or simply relaxing & enjoying the fresh air & your favourite drink. Prime location - surrounded by GREENSPACE & PATHWAYS, outdoor recreation including the Ball Diamond & Soccer Field just steps from your front door, close to Southland Leisure Centre, FISH CREEK PARK & many other Amenities! This wonderful TURN-KEY & PET FRIENDLY (with board approval) home with LOW CONDO FEES also includes your own PARKING STALL plus additional Visitor PARKING. Braeside is a mature community, loved for its family friendly sense of community! Simply move in & enjoy everything that living at Cedarbrook Park has to offer!