



GRASSROOTS
REALTY GROUP

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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

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 356

LLD: -

Zoning: M-C1 d75

Utilities: -

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!