



GRASSROOTS
REALTY GROUP

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424, 200 Brookpark Drive SW
Calgary, Alberta

MLS # A2281367



\$274,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,100 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Stucco, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 371
LLD:	-
Zoning:	M-C1 d75
Utilities:	-

Inclusions: N/A

This updated 2-bedroom end-unit townhouse in Braeside offers comfort, convenience, and outstanding value. Renovated in 2019 with new flooring, modernized kitchen and bathroom, and updated windows, the home also features a new furnace (2023) and hot water tank (2020)-big-ticket upgrades already done. The generously sized bedrooms each have their own walk-in closet. The open-concept layout, stainless steel appliances, and BBQ-ready balcony create a welcoming space to relax or entertain. Step outside to enjoy the playground, soccer field, and ball diamond just moments away. You'll love the unbeatable location near Southland Leisure Centre, Fish Creek Park, Glenmore Reservoir, transit and C-Train access, schools, shopping, medical services, Rockyview Hospital, Heritage Park, golf courses, and major routes including Stoney Trail. Perfect for first-time buyers, downsizers, or investors seeking affordability in Calgary's southwest.