



**424, 200 Brookpark Drive SW  
Calgary, Alberta**

**MLS # A2281367**



**\$274,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 371
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Walk-In Closet(s)		
<b>Inclusions:</b>	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.