



**GRASSROOTS**  
REALTY GROUP

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**318, 10120 Brookpark Boulevard SW**  
**Calgary, Alberta**

**MLS # A2281973**



**\$225,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	1,036 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 757
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1 d100
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Storage		

**Inclusions:** N/A

Discover this Rare Main Floor Corner Unit in Brookpark Gardens! This 3-bedroom, 1.5-bathroom corner unit is a rare find in Brookpark Gardens (Building 3N). Boasting a large, bright, and airy open-concept floor plan, the living and dining rooms greet you immediately upon entry. Exceptional Outdoor Living & Features: Step out onto your expansive 21' x 13' walkout patio, accessible via two sets of sliding doors from both the living room and the primary bedroom. This private outdoor retreat faces a serene green space, perfect for your morning coffee or hosting friends and family BBQs. For those cold winter nights, cozy up in front of the natural stone, wood-burning fireplace. Functional Layout & Storage: The functional kitchen provides ample cupboard and counter space for all your family meal preparation. The large primary bedroom features a 2-piece ensuite bathroom and direct access to the patio. The two additional bedrooms offer flexibility, whether you need space for a family, guests, or a dedicated home office. The unit includes two large storage units: one inside the home and one conveniently located just off the patio. Unbeatable Location & Convenience: Enjoy the ultimate in convenience with an unbeatable location. The property is only a 5-minute walk to the Southland Leisure Centre and just a short drive to several parks: 4 minutes to South Glenmore Park and 2 minutes to Braeside Park and the Braeside Tennis Courts. Nearby supermarkets, public transport, and schools make day-to-day living incredibly easy. Your assigned parking stall (#318) is literally facing your front door for maximum accessibility. An Ideal Opportunity: Whether you are searching for your first home or a strong investment, this condo delivers comfort, convenience, and location. While the home has been a reliable long-term rental and could benefit from some

cosmetic updates, it offers a solid foundation and a bright, open-concept layout. Currently occupied by a wonderful, long-term tenant who is happy to stay, this unit is perfectly suited for first-time buyers or savvy investors!