



**511, 200 Brookpark Drive SW  
Calgary, Alberta**

**MLS # A2290500**



**\$195,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	941 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Plug-In, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 307
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home		

**Inclusions:** storage shelves in laundry/mechanical room

This 2 bedroom bungalow style condo is an end unit, backs onto green space (bedrooms-nice and quiet) and is located within walking distance to shopping, public transit, schools and playgrounds. This awesome location features a short drive to South Glenmore Park, Glenmore Landing, Southland Leisure Centre, Heritage Park, Rockyview Hospital, Southcentre Mall, and many other services and amenities. The open layout features a sizeable living room, dining room and kitchen with ample countertops and cupboard space, fridge, stove and hood fan. The large utility room includes laundry and storage and features shelving, washer, dryer and freezer. There's a full bathroom, hallway storage with shelving, primary bedroom with walk-in closet and second bedroom. The furnace and hot water tank were both replaced in September 2024. The condo comes with an assigned parking stall (#511). This condo is being sold "as-is" and presents a great opportunity for investors, property flippers and anyone looking to build equity.