



**33, 10001 Brookpark Boulevard SW
Calgary, Alberta**

MLS # A2295837



\$429,900

Division:	Braeside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,344 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Garage Faces Front, Single Garage Attached		
Lot Size:	-		
Lot Feat:	No Back Lane, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 484
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: garage remotes

Immaculate 3 bedroom townhome with attached garage! The bright, open concept, main floor has a spacious living room with a wood burning fireplace. The dining area opens up onto the large, private enclosed deck. Kitchen is bright with a fridge, stove, dishwasher and lots of counter space. . A 2-piece powder room is tucked off the hall, along with access to the larger than most attached garage. Upstairs you'll find 3 bedrooms and the main bathroom. The primary bedroom is spacious with plenty of closet storage and its own 2-piece ensuite. Two additional bedrooms are both well-sized and share a full 4-piece bathroom. The basement offers a large recreation/games room with plenty of space for a media area, home gym, or flex use. A sink and bar fridge offers convenience for movie nights. . Laundry and mechanical are located in a separate unfinished area with additional storage space. Located close to Southland Leisure centre, shopping and schools.