



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

MLS # A2300877



\$268,000

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:	Landscaped, Lawn, See Remarks, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 371
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: N/A

FRESHLY UPDATED AND MOVE-IN READY! This 2-bedroom end-unit townhouse in Braeside has just been professionally painted top to bottom and features brand new blinds throughout, giving the home a bright, clean feel from the moment you walk in. With updated flooring and windows, plus a new furnace (2023) and hot water tank (2020), many of the big-ticket items have already been taken care of. The spacious bedrooms each offer their own walk-in closet, and the open-concept layout with stainless steel appliances and a BBQ-ready balcony creates a comfortable space for everyday living and entertaining. Step outside to enjoy the nearby playground, soccer field, and ball diamond, all just moments away. Located close to Southland Leisure Centre, Fish Creek Park, Glenmore Reservoir, transit and C-Train access, schools, shopping, Rockyview Hospital, Heritage Park, golf courses and major routes including Stoney Trail. Perfect for first-time buyers, downsizers, or investors looking for affordable living in Calgary's southwest.