



**311, 200 Brookpark Drive SW  
Calgary, Alberta**

**MLS # A2305152**



**\$259,900**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	932 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Low Maintenance Landscape, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<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 Animal Home, No Smoking Home, See Remarks, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

An incredible opportunity for first-time home buyers or investors to own a beautifully renovated, non-smoking and well-maintained 2-bedroom, 1-bathroom bungalow-style townhome offering 931+ square feet of comfortable living space, all on one level for easy living. This bright and inviting home features a seamless open-concept design connecting a spacious living room, a generous dining area, and a tastefully renovated kitchen. The kitchen shines with upgraded cabinets, full-extension drawers, a stylish backsplash, stainless steel sink, a French door refrigerator, and all Samsung appliances. Throughout the home you'll enjoy knockdown ceilings with LED pot lights, lux windows, and beautiful upgraded luxury vinyl flooring for a modern, durable finish. A generously sized dedicated laundry room with front-load washer and dryer plus additional storage completes the main level. You'll also find a spacious master retreat with a walk-in closet, a second generously sized bedroom with its own walk-in closet, and an upgraded full bathroom. You can find this townhome in the highly desirable Braeside community, this property offers exceptional convenience and a peaceful setting. It is centrally located with quick access to hospitals, medical clinics, shopping centres, banking services, schools, and major transportation routes, including the ring road just minutes away. Public transportation is available just a few steps away. The neighbourhood remains quiet, safe, and family-friendly, with greenspace and pathways nearby, plus recreational amenities such as a ball diamond and soccer field only steps away. Proximity to Fish Creek Park and Southland Leisure Centre further enhances the lifestyle this location provides. This turn-key home is pet-friendly (subject to board approval) and features low condo fees. It includes one assigned parking stall along with ample

visitor parking. Braeside is a mature, established community cherished for its strong sense of community. Simply move in and enjoy everything that living at Cedarbrook Park has to offer!