



**135, 10120 Brookpark Boulevard SW
Calgary, Alberta**

MLS # A2106445



\$199,987

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Low-Rise(1-4)		
Size:	668 sq.ft.	Age:	1977 (47 yrs old)
Beds:	1	Baths:	1
Garage:	Assigned, Parking Pad, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 412
Basement:	None	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	M-C1 d100
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Limited time offer of \$5000 credit towards purchase for a renovation allowance, act today! Welcome to this inviting one-bedroom unit in Brookpark Gardens (Building #1). Situated on the top floor, this residence features a spacious balcony with adjacent outdoor storage, as well as additional storage within the unit. A stunning natural stone, wood-burning fireplace graces the home. Visualize a cozy retreat on chilly winter evenings. (Tenant doesn't use fireplace).Upon entry, natural light floods the living room, creating an airy atmosphere. The living room seamlessly connects to the dining area, perfect for entertaining. The kitchen, adorned with a window connecting it to the dining room, enhances the overall open feel. The primary bedroom boasts ample natural light and generous closet space for all your storage needs. Pets are allowed with board approval. Whether you're considering an excellent investment opportunity as tenant pays \$1250 rent until Sept30/24 or taking the step into homeownership, and assume the tenant ,this property is ideal for gaining equity rather than paying rent. The designated parking stall is #135. Drive by 135, 10120 Brookpark Blvd SW! Please note: Photos were taken before current occupant moved in. Note: all condo docs are in supplements