



**328, 10120 Brookpark Boulevard SW
Calgary, Alberta**

MLS # A2169882



\$274,900

Division:	Braeside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment		
Size:	1,026 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Assigned, Leased, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard, Hot Water, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 664
Basement:	-	LLD:	-
Exterior:	Stucco	Zoning:	M-C1
Foundation:	-	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: na

Welcome to this spacious 3-bedroom, 1 and a half-bathroom condo, that is located just a 3-minute walk from the vibrant Southland Leisure Centre! It comes with not 1 but 2 parking stalls. One of them is leased for a very small amount. This well-appointed unit offers everything you need for comfortable living, including a huge balcony perfect for relaxing or entertaining outdoors. Inside, you'll find three generously sized bedrooms, ideal for a family or anyone looking for extra space. The main living area flows seamlessly into the dining and kitchen spaces, creating an open and inviting atmosphere. With 1.5 bathrooms, you have convenience for both family and guests. The unbeatable location makes it easy to enjoy all that the Southland Leisure Centre has to offer, including its wave pool, waterslide, gymnasium, racquet sports courts, and a variety of fitness classes. Whether you're an active individual or looking for family-friendly activities, this prime spot offers endless recreational opportunities right outside your door. Don't miss the chance to make this fantastic condo your new home!