

**128, 200 Brookpark Drive SW
Calgary, Alberta**

MLS # A2214549



\$314,900

Division:	Braeside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,006 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home		

Inclusions: Floating shelves

OPEN HOUSE SUNDAY, APRIL 27TH, 1-3PM. Welcome to this UPDATED 2 bedroom, 1 bath townhome, perfect for first-time buyers, downsizers, or investors. This CORNER UNIT offers extra privacy AND sides a city street with easy access to additional street parking, making it as convenient as it is charming. Enjoy peace of mind with a brand NEW FURNACE and recently replaced hot water tank. Located in a pet-friendly and well run complex with lower condo fees, this home combines comfort, functionality, and value. This unit features durable LAMINATE FLOORING throughout, and features a bright, open-concept living and dining area. The kitchen boasts timeless white cabinetry, an extended countertop to accommodate a dishwasher and extra shelving for your small kitchen appliances.. Enjoy all-day sun from the large windows and step out onto your private balcony, perfect for morning coffee or evening relaxation. Upstairs are two large bedrooms, each with a WALK IN CLOSETS, positioned on opposite ends for added privacy. The NEWLY RENOVATED 4-piece bathroom includes a tub/shower combo, matching the home's clean, modern aesthetic. A laundry/utility/storage room, plus a LARGE extra STORAGE CLOSET, adds practical function to this well-designed home. This unit Includes one assigned parking stall (#128) just STEPS from your front door. This complex is centrally located near shops, services, transit and schools. Call your favourite Realtor today and book a private viewing!