

223 Brookpark Drive SW  
Calgary, Alberta

MLS # A2248979



\$619,000

Division:	Braeside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,143 sq.ft.	Age:	1976 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Treed		

Heating: Fireplace(s), Forced Air

Floors: Ceramic Tile, Hardwood, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Brick, Concrete, Vinyl Siding

Foundation: Poured Concrete

Features: Open Floorplan, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-CG

Utilities: -

Inclusions: None

Welcome to Your Ideal Family Home &ndash; Fully Updated & Move-In Ready! This beautifully renovated 1,143 sq. ft. home with a fully developed 984 sq. ft. basement offers the perfect blend of comfort, style, and convenience. Featuring 3 spacious bedrooms on the main floor, including a primary suite with a private 2-piece ensuite, plus an additional bedroom and 3-piece bathroom in the basement, this layout is perfect for growing families, guests, or extended family living. The basement's separate entrance offers extra flexibility. Step outside to a private fenced yard with a large 21' x 12' deck&mdash;perfect for outdoor entertaining, summer barbecues, or quiet evenings under the stars. Inside, enjoy brand-new appliances, modern finishes, and a bright, inviting atmosphere. Location is unbeatable! You're just steps from BRT/LRT transit, highly rated schools, shopping, parks, playgrounds, and off-leash dog areas. Plus, you'll love being close to top amenities like Southland Leisure Centre, Canyon Meadows Golf Club, Fish Creek Park, Glenmore Park, major hospitals, and the new Costco. Whether you're a first-time buyer, investor, or looking for your forever family home, this property checks every box&mdash;updated, move-in ready, and in a prime location.