

**318, 10120 Brookpark Boulevard SW  
Calgary, Alberta**

**MLS # A2281973**



**\$225,000**

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Braeside                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 1,036 sq.ft.                       | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 3                                  | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Assigned, Stall                    |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |  |                   |           |
|--------------------|--|-------------------|-----------|
| <b>Heating:</b>    | Baseboard, Natural Gas                                   | <b>Water:</b>     | -         |
| <b>Floors:</b>     | Laminate   | <b>Sewer:</b>     | -         |
| <b>Roof:</b>       | -  | <b>Condo Fee:</b> | \$ 757    |
| <b>Basement:</b>   | -  | <b>LLD:</b>       | -         |
| <b>Exterior:</b>   | Wood Frame, Wood Siding                                  | <b>Zoning:</b>    | M-C1 d100 |
| <b>Foundation:</b> | -  | <b>Utilities:</b> | -         |
| <b>Features:</b>   | No Animal Home, No Smoking Home, Open Floorplan, Storage |                   |           |

**Inclusions:** N/A

Discover this Rare Main Floor Corner Unit in Brookpark Gardens! This 3-bedroom, 1.5-bathroom corner unit is a rare find in Brookpark Gardens (Building 3N). Boasting a large, bright, and airy open-concept floor plan, the living and dining rooms greet you immediately upon entry. Exceptional Outdoor Living & Features: Step out onto your expansive 21' x 13' walkout patio, accessible via two sets of sliding doors from both the living room and the primary bedroom. This private outdoor retreat faces a serene green space, perfect for your morning coffee or hosting friends and family BBQs. For those cold winter nights, cozy up in front of the natural stone, wood-burning fireplace. Functional Layout & Storage: The functional kitchen provides ample cupboard and counter space for all your family meal preparation. The large primary bedroom features a 2-piece ensuite bathroom and direct access to the patio. The two additional bedrooms offer flexibility, whether you need space for a family, guests, or a dedicated home office. The unit includes two large storage units: one inside the home and one conveniently located just off the patio. Unbeatable Location & Convenience: Enjoy the ultimate in convenience with an unbeatable location. The property is only a 5-minute walk to the Southland Leisure Centre and just a short drive to several parks: 4 minutes to South Glenmore Park and 2 minutes to Braeside Park and the Braeside Tennis Courts. Nearby supermarkets, public transport, and schools make day-to-day living incredibly easy. Your assigned parking stall (#318) is literally facing your front door for maximum accessibility. An Ideal Opportunity: Whether you are searching for your first home or a strong investment, this condo delivers comfort, convenience, and location. While the home has been a reliable long-term rental and could benefit from some

cosmetic updates, it offers a solid foundation and a bright, open-concept layout. Currently occupied by a wonderful, long-term tenant who is happy to stay, this unit is perfectly suited for first-time buyers or savvy investors! PLEASE NOTE THAT SELLER WILL BUY-DOWN THE CONDO FEES TO \$606 PER MONTH FOR 5 YEARS SO A TOTAL OF \$9,000.