

**728, 200 Brookpark Drive SW  
Calgary, Alberta**

**MLS # A2242726**



# \$309,900

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,050 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Level, Street Lighting, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 366
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-C1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan		

**Inclusions:** N/A

Affordable, Stylish & Ideally Located - This Braeside Townhouse Is a Must-See! Welcome to an incredible opportunity to own a nicely updated 2 bed / 1 bath townhouse in the established and highly accessible community of Braeside SW &mdash; all for an amazing price and low condo fees! This bright and inviting home offers park views, an open-concept layout, and large windows that floods the space with natural light. You&rsquo;ll love the upgraded kitchen with gorgeous backsplash, and rich wooden countertops that bring warmth and style to the space. With durable laminate flooring throughout the main level and a smart, functional floor plan, this home is move-in ready. The location is unbeatable &mdash; just steps from shopping, dining, transit, and everyday conveniences. Quick access to Anderson Road and Stoney Trail makes commuting around the city a breeze. This home offers exceptional value in a well-established neighbourhood. At this price, it won't last long!