

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

MLS # A2281973



\$225,000

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

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|--------------------|--|-------------------|-----------|
| Heating: | Baseboard, Natural Gas | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | - | Condo Fee: | \$ 757 |
| Basement: | - | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | M-C1 d100 |
| Foundation: | - | Utilities: | - |
| Features: | 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!