

# \$349,900 - 2, 10001 Brookpark Boulevard Sw, Calgary

MLS® #A2212681

**\$349,900**

2 Bedroom, 2.00 Bathroom, 654 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Spacious, bright bi-level townhome with a single attached garage, backing on to a green space. The main level features a spacious living room with a corner fireplace & large windows allowing an abundance of natural light inside. The kitchen is open to the dining area with patio doors leading to the sunny deck for your enjoyment. The kitchen has ample cabinet & counter space. Also on the main level is a 2 piece bathroom & a storage room. The lower level has 2 generous sized bedrooms with lots of light, a full bath & laundry. Braeburn Village is a very desirable & popular complex located in the family friendly district of Braeside. Ideally located off Southland Drive, so close to the Southland Leisure Centre, a bus stop & shopping. Don't miss this opportunity - a quick possession is possible. This has been home to the current owner since 1999.

Built in 1977

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2212681  |
| Price          | \$349,900 |
| Bedrooms       | 2         |
| Bathrooms      | 2.00      |
| Full Baths     | 1         |
| Half Baths     | 1         |
| Square Footage | 654       |
| Acres          | 0.00      |



|            |               |
|------------|---------------|
| Year Built | 1977          |
| Type       | Residential   |
| Sub-Type   | Row/Townhouse |
| Style      | Bi-Level      |
| Status     | Active        |

### **Community Information**

|             |                                 |
|-------------|---------------------------------|
| Address     | 2, 10001 Brookpark Boulevard Sw |
| Subdivision | Braeside.                       |
| City        | Calgary                         |
| County      | Calgary                         |
| Province    | Alberta                         |
| Postal Code | T2W 3E3                         |

### **Amenities**

|                |                          |
|----------------|--------------------------|
| Amenities      | Parking, Visitor Parking |
| Parking Spaces | 2                        |
| Parking        | Single Garage Attached   |
| # of Garages   | 1                        |

### **Interior**

|                   |                                                         |
|-------------------|---------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home                         |
| Appliances        | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer |
| Heating           | Forced Air                                              |
| Cooling           | None                                                    |
| Fireplace         | Yes                                                     |
| # of Fireplaces   | 1                                                       |
| Fireplaces        | Wood Burning                                            |
| Has Basement      | Yes                                                     |
| Basement          | Finished, Full                                          |

### **Exterior**

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | None                         |
| Lot Description   | Backs on to Park/Green Space |
| Roof              | Asphalt Shingle              |
| Construction      | Wood Frame                   |
| Foundation        | Poured Concrete              |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 19th, 2025 |
| Days on Market | 13               |
| Zoning         | M-C1             |

## **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | MaxWell Capital Realty |
|----------------|------------------------|

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