# \$475,000 - 12, 10001 Brookpark Boulevard Sw, Calgary

MLS® #A2195666

# \$475,000

3 Bedroom, 3.00 Bathroom, 1,333 sqft Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to this inviting 3-bedroom, 2.5-bathroom home in the desirable community of Braeside. Thoughtfully updated, this bright and welcoming space offers both comfort and functionality.

Step inside to a spacious foyer leading to a well-designed main floor featuring a modern kitchen with a wrap-around island, perfect for meal prep or entertaining. The open-concept living and dining area provides a seamless flow, making it ideal for gatherings. A convenient 2-piece bathroom completes the main level.

Upstairs, you'II find three comfortable bedrooms, including a primary suite with a private 2-piece ensuite, as well as a full 4-piece bathroom.

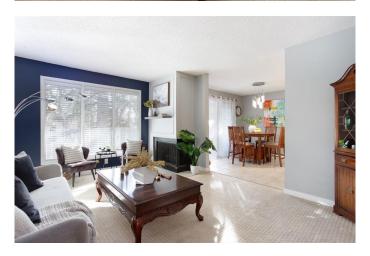
The fully finished basement offers a large rec/living room, providing extra space for relaxation, a home office, or a play area.

Enjoy the low-maintenance front yard and a private backyard with a patio, perfect for outdoor living. With both a garage and pad parking out front, there's ample space for vehicles.

Located in a fantastic neighborhood close to parks, schools, shopping, and transit, this home is move-in ready and waiting for you!







## **Essential Information**

MLS® # A2195666 Price \$475,000

Bedrooms 3

Bathrooms 3.00

Full Baths 1
Half Baths 2

Square Footage 1,333
Acres 0.00
Year Built 1977

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 12, 10001 Brookpark Boulevard Sw

Subdivision Braeside.
City Calgary
County Calgary
Province Alberta
Postal Code T2W 3E3

#### **Amenities**

Amenities None

Parking Spaces 2

Parking Pad, Single Garage Attached

# of Garages 1

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Recessed Lighting
Appliances Dishwasher, Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

## **Exterior**

Exterior Features Private Entrance, Private Yard

Lot Description Level, Low Maintenance Landscape, Treed

Roof Asphalt Shingle

Construction Brick, Wood Frame, Wood Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed March 25th, 2025

Days on Market 11

Zoning M-C1

# **Listing Details**

Listing Office CIR Realty

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.