

**7, 10001 Brookpark Boulevard SW
Calgary, Alberta**

MLS # A2180817



\$459,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,358 sq.ft.	Age:	1977 (47 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 465
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Wet Bar		

Inclusions: Murphy Bed

Step into this meticulously renovated townhome, where thoughtful updates and timeless design create a perfect space for living and entertaining. With a single attached garage and a fully finished basement, this home is move-in ready for its next owners. Upstairs, you'll find three generously sized bedrooms, including a serene primary suite with a convenient 2-piece ensuite. A recently renovated bathroom complements the upper level, ensuring a stylish and functional retreat for the whole family. The main floor is designed for both relaxation and gatherings. The L-shaped kitchen features ample counter space, stainless steel appliances and a pantry closet, offering convenience at your fingertips. The open living room is warmed by a charming double-sided wood-burning fireplace, which adds a cozy ambiance. Natural light streams through the large windows and sliding glass patio doors, leading you to the fenced backyard with a deck—ideal for outdoor entertainment. Head downstairs to the fully finished basement, where a spacious recreation room awaits. Whether it's a family movie night or entertaining guests at the wet bar, this versatile space offers endless possibilities. This home boasts major updates for peace of mind, including new windows & patio door (2023), washer and dryer (2021), furnace motor (2020), roof (2019). [Note: Window replacements are not covered by the condo board.] Visitor parking stalls is right across from this unit! Situated in a well-maintained complex with nearby amenities, schools, and green spaces, this townhome perfectly blends convenience and comfort. Don't miss out—schedule your viewing today and experience all this exceptional home has to offer!