

**315, 10120 Brookpark Boulevard SW  
Calgary, Alberta**

**MLS # A2183097**



**\$179,987**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	668 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	1	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	3.61 Acres		
<b>Lot Feat:</b>	Landscaped, Level		

**Heating:** Hot Water, Natural Gas

**Floors:** Ceramic Tile, Laminate

**Roof:** Asphalt Shingle

**Basement:** -

**Exterior:** Wood Frame, Wood Siding

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), Storage

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 438

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** Brick Leather living room couch, outdoor patio swing, table & umbrella, dog fence, marble top 2-drawer chest, 3 fans.

Opportunity awaits as you enter your renovated one-bedroom dream home. Conveniently located on the main floor, this pet-friendly home allows you to step out onto the patio from your living room. Wonderfully set up with astro turf included. Walk through the welcoming large foyer into the separate partitioned dining room and living room. There is ample storage both inside and on the patio. The upgraded espresso kitchen cabinets offer everything you need and desire. Spacious kitchen countertop and tile flooring complete your new space. The bathroom has been renovated with a new tub surround installed by Bathfitters. There are 2 ceiling fans and a hurricane fan in the living room in your new home to enjoy the Southern island breeze. The cozy electric fireplace is quality made by Dimplex. The excellent Brookpark Gardens complex is full of amenities close by, including the Southland Leisure Centre, shopping mall, schools, and medical facilities, all conveniently located with a Max bus stop across the parking lot. Very spacious design. For your private viewing, please call to enjoy Building 3N, facing west! All condo docs are in supplements