

**121, 10120 Brookpark Boulevard SW**  
**Calgary, Alberta**

**MLS # A2186686**



**\$210,000**

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Low-Rise(1-4)		
<b>Size:</b>	813 sq.ft.	<b>Age:</b>	1977 (48 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Assigned, Parking Lot, Paved, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 566
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame, Wood Siding	<b>Zoning:</b>	M-C1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Storage		

**Inclusions:** N/A

Welcome to ever popular Brookpark Gardens! This well managed complex is located right across Southland Leisure Centre and walking distance to shopping and amenities. This two bedroom unit offers an open concept living and dining space and a well-appointed kitchen with newer backsplash and appliances. The large primary bedroom provides the space you need and the second bedroom can also be used as a WFH office. Walk out on to your large balcony to sip your morning coffee with a conveniently located exterior storage locker plus an additional storage room inside the unit for those needing additional space. The unit also offers a dedicated parking stall. A quick commute to downtown, Southland LRT, Stoney Trail, Costco and the Glenmore Reservoir! The perfect location for first time buyers or empty nesters looking to downsize and the ideal investment for those looking for a cash flowing property! Book your private tour today!