



10120 Brookpark Boulevard Calgary Alberta

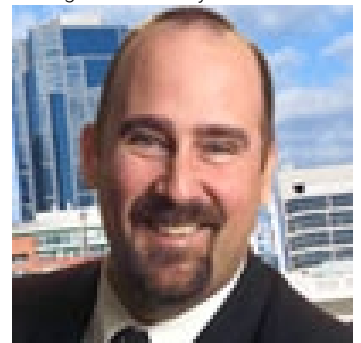
\$199,900

Discover this Rare Main Floor Corner Unit in Brookpark Gardens! This 3-bedroom, 1.5-bathroom corner unit is a rare find in Brookpark Gardens (Building 3N). Boasting a large, bright, and airy open-concept floor plan, the living and dining rooms greet you immediately upon entry. Exceptional Outdoor Living & Features: Step out onto your expansive 21'8" x 13'2" walkout patio, accessible via two sets of sliding doors from both the living room and the primary bedroom. This private outdoor retreat faces a serene green space, perfect for your morning coffee or hosting friends and family BBQs. For those cold winter nights, cozy up in front of the natural stone, wood-burning fireplace. Functional Layout & Storage: The functional kitchen provides ample cupboard and counter space for all your family meal preparation. The large primary bedroom features a 2-piece ensuite bathroom and direct access to the patio. The two additional bedrooms offer flexibility, whether you need space for a family, guests, or a dedicated home office. The unit includes two large storage units: one inside the home and one conveniently located just off the patio. Unbeatable Location & Convenience: Enjoy the ultimate in convenience with an unbeatable location. The property is only a 5-minute walk to the Southland Leisure Centre and just a short drive to several parks: 4 minutes to South Glenmore Park and 2 minutes to Braeside Park and the Braeside Tennis Courts. Nearby supermarkets, public transport, and schools make day-to-day living incredibly easy. Your assigned parking stall (#318) is literally facing your front door for maximum accessibility. An Ideal Opportunity: Whether you are searching for your first home or a strong investment, this condo delivers comfort, convenience, and location. While the home has been a reliable long-term rental and could benefit from some cosmetic updates, it offers a solid ...

Kitchen 8.17 Ft x 8.17 Ft
 Living room 16.67 Ft x 13.17 Ft
 Dining room 10.92 Ft x 8.58 Ft
 Primary Bedroom 13.17 Ft x 11.08 Ft
 Bedroom 11.08 Ft x 8.50 Ft

Bedroom 11.75 Ft x 9.08 Ft
 2pc Bathroom 5.25 Ft x 4.67 Ft
 4pc Bathroom 7.50 Ft x 4.92 Ft
 Storage 8.17 Ft x 4.92 Ft
 Storage 5.50 Ft x 3.17 Ft

Listing Presented By:



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