

**2, 10001 Brookpark Boulevard SW
Calgary, Alberta**

MLS # A2212681



\$349,900

Division:	Braeside		
Type:	Residential/Other		
Style:	Bi-Level		
Size:	654 sq.ft.	Age:	1977 (48 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 472
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: N/A

Spacious, bright bi-level townhome with a single attached garage, backing on to a green space. The main level features a spacious living room with a corner fireplace & large windows allowing an abundance of natural light inside. The kitchen is open to the dining area with patio doors leading to the sunny deck for your enjoyment. The kitchen has ample cabinet & counter space. Also on the main level is a 2 piece bathroom & a storage room. The lower level has 2 generous sized bedrooms with lots of light, a full bath & laundry. Braeburn Village is a very desirable & popular complex located in the family friendly district of Braeside. Ideally located off Southland Drive, so close to the Southland Leisure Centre, a bus stop & shopping. Don't miss this opportunity - a quick possession is possible. This has been home to the current owner since 1999.