

114, 10120 Brookpark Boulevard SW  
Calgary, Alberta

MLS # A2175081



## \$199,987

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Braeside  |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories)  |               |                   |
| <b>Style:</b>    | Apartment   |               |                   |
| <b>Size:</b>     | 668 sq.ft.  | <b>Age:</b>   | 1977 (47 yrs old) |
| <b>Beds:</b>     | 1   | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Asphalt, Assigned, Guest, Outside, Paved, Plug-In, Stall                    |               |                   |
| <b>Lot Size:</b> | -   |               |                   |
| <b>Lot Feat:</b> | Interior Lot, Landscaped, Level, Street Lighting, Paved, See Remarks, Treed |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Hot Water, Natural Gas   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 412 |
| <b>Basement:</b>   | Walk-Out To Grade   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame, Wood Siding   | <b>Zoning:</b>    | M-C1   |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, See Remarks, Storage |                   |        |

**Inclusions:** N/A

An excellent opportunity to assume a well-established, long-term current tenant who has been the sole occupant for the past 25 years. This main-floor, one-bedroom home offers plenty of space and is ready for your personal updates. The seller requires the buyer to assume the existing tenant. Your choice to keep the tenant after you give 90 days notice or not. Brookpark Gardens is in an unbeatable location, close to a wide range of medical facilities, shopping, recreation, and educational options. With the Max Calgary bus stop just steps from your door, convenience is at your fingertips. Possibility of video surveillance on premises. Parking stall is just outside unit and is #114 conveniently located. Laundry room is right next door that is modern and fast usually. Dec rent increases to \$1440. and tenant pays utilities. Call your private viewing 10120 Brookpark Garden for your exclusive showing.