

**527, 200 Brookpark Drive SW  
Calgary, Alberta**

**MLS # A2175434**



## \$285,000

<b>Division:</b>	Braeside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Stacked Townhouse		
<b>Size:</b>	1,080 sq.ft.	<b>Age:</b>	1977 (47 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

**Heating:** Forced Air

**Floors:** Carpet, Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Poured Concrete

**Features:** Ceiling Fan(s), No Smoking Home

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 341

**LLD:** -

**Zoning:** M-C1

**Utilities:** -

**Inclusions:** Vacuflo "as is"

Welcome to this wonderful opportunity to own a townhome in S.W. Calgary for under \$300k! This two storey unit, features an east facing view over a large green space. Perfect for enjoying your morning coffee, while watching the sunrise from your balcony. The main floor boast an open concept, with living room/dining room combination, galley style kitchen and main floor laundry with extra storage. Upstairs you will find two nice sized bedrooms, both with walk in closets, full bathroom with huge linen closet adjoining. This well managed complex is close to shopping, playgrounds, schools and all other amenities you would expect in a mature community. A three minute drive gets you to Stoney Trail, Costco, Glenmore Reservoir and the Southland Leisure Centre. Very reasonable condo fee that include water & sewer! Call your favorite realtor for a showing today!