

# \$475,000 - 12, 10001 Brookpark Boulevard Sw, Calgary

MLS® #A2195666

**\$475,000**

3 Bedroom, 3.00 Bathroom, 1,333 sqft  
Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to this inviting 3-bedroom, 2.5-bathroom home in the desirable community of Braeside. Thoughtfully updated, this bright and welcoming space offers both comfort and functionality.

Step inside to a spacious foyer leading to a well-designed main floor featuring a modern kitchen with a wrap-around island, perfect for meal prep or entertaining. The open-concept living and dining area provides a seamless flow, making it ideal for gatherings. A convenient 2-piece bathroom completes the main level.

Upstairs, youâ€™ll find three comfortable bedrooms, including a primary suite with a private 2-piece ensuite, as well as a full 4-piece bathroom.

The fully finished basement offers a large rec/living room, providing extra space for relaxation, a home office, or a play area.

Enjoy the low-maintenance front yard and a private backyard with a patio, perfect for outdoor living. With both a garage and pad parking out front, thereâ€™s ample space for vehicles.

Located in a fantastic neighborhood close to parks, schools, shopping, and transit, this home is move-in ready and waiting for you!



Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2195666      |
| Price          | \$475,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 1             |
| Half Baths     | 2             |
| Square Footage | 1,333         |
| Acres          | 0.00          |
| Year Built     | 1977          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                                  |
|-------------|----------------------------------|
| Address     | 12, 10001 Brookpark Boulevard Sw |
| Subdivision | Braeside.                        |
| City        | Calgary                          |
| County      | Calgary                          |
| Province    | Alberta                          |
| Postal Code | T2W 3E3                          |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | None                                |
| Parking Spaces | 2                                   |
| Parking        | Parking Pad, Single Garage Attached |
| # of Garages   | 1                                   |

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Ceiling Fan(s), Kitchen Island, Recessed Lighting |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Forced Air, Natural Gas                           |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Wood Burning                                      |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Entrance, Private Yard          |
| Lot Description   | Level, Low Maintenance Landscape, Treed |
| Roof              | Asphalt Shingle                         |
| Construction      | Brick, Wood Frame, Wood Siding          |
| Foundation        | Poured Concrete                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 25th, 2025 |
| Days on Market | 50               |
| Zoning         | M-C1             |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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