

\$599,900 - 235 Brookpark Drive Sw, Calgary

MLS® #A2156495

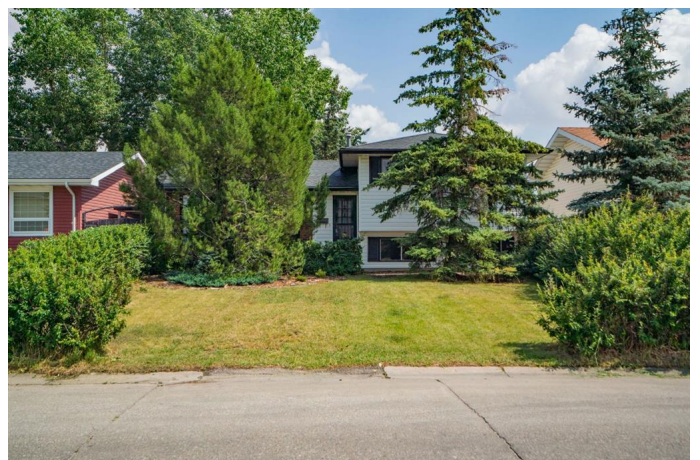
\$599,900

4 Bedroom, 3.00 Bathroom, 1,172 sqft

Residential on 0.13 Acres

Braeside, Calgary, Alberta

Convenience and LIFESTYLE is the best way to describe this great location! Easy access off many MAJOR roadways and the new Ring Road. Mins to Costco. Restaurants, shopping and services right around the corner. Green space, baseball diamonds, parks, playgrounds - a house away!!!! Love to ride your bike and walk around the reservoir - 4 min drive! 7 quick mins to Fish Creek Park as well! Co-op groceries 4 mins. Work downtown? It's a quick and easy 20 min drive. Golf Courses close by. Great access to Transit. Southland Leisure Centre is a multi-purpose recreation facility that offers a wide variety of activities and services. Schools. Outdoor Rinks in community. Braeside Community Centre provides programs and events. GREAT sense of community here...and the house is awesome as well! This 4 level split is FULLY developed offering 2219.55 of developed space!!!! So many parking options! Huge front yard and backyard. Laminate on all levels! SO easy to maintain and keep clean. 4 bedrooms and 2.5 bathrooms. Walk into the main level and enjoy living area with wood burning fireplace and brick background, dining area that transitions outside and functional kitchen with loads of quartz counter space! Window in kitchen is so inviting! Brings the outdoors right into this space. Head upstairs and enjoy 3 nice sized bedrooms. Primary offers its own convenient 2 piece ensuite! The third level offers a THIRD huge bedroom with a great sized closet! This level is perfect for



relaxing or entertaining. Custom bar and stools to enjoy countless drinks and snacks with friends! The TWO big windows bring in WEST light and make it feel bright and open. Dart wall for those fun gatherings or quiet nights. 3 piece bath finishes this level. There is MORE! Fourth level used for media room now. Could be gym, play room, storage etc. Laundry and mechanical's here too. Room for EVERYTHING!!!!!! The backyard is awesome and can provide many hours of enjoyment. Old BBQ House here (used as storage now) could be given new life by some new owners! Shed. Pathway behind home accessible from the yard! Head right to more green space or to Braeside Dr! You can move right in and start living!!!!!! Book a showing today.

Built in 1976

Essential Information

MLS® #	A2156495
Price	\$599,900
Sold Price	\$590,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,172
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Sold

Community Information

Address	235 Brookpark Drive Sw
Subdivision	Braeside
City	Calgary

County	Calgary
Province	Alberta
Postal Code	T2W 2W7

Amenities

Parking Spaces	3
Parking	Attached Carport, Driveway, Off Street

Interior

Interior Features	Bar, No Smoking Home, Quartz Counters, See Remarks, Storage
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 9th, 2024
Date Sold	August 21st, 2024
Days on Market	12
Zoning	R-C1
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Benchmark
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