

\$674,900 - 544 Brookpark Drive Sw, Calgary

MLS® #A2170830

\$674,900

4 Bedroom, 3.00 Bathroom, 1,264 sqft

Residential on 0.16 Acres

Braeside, Calgary, Alberta

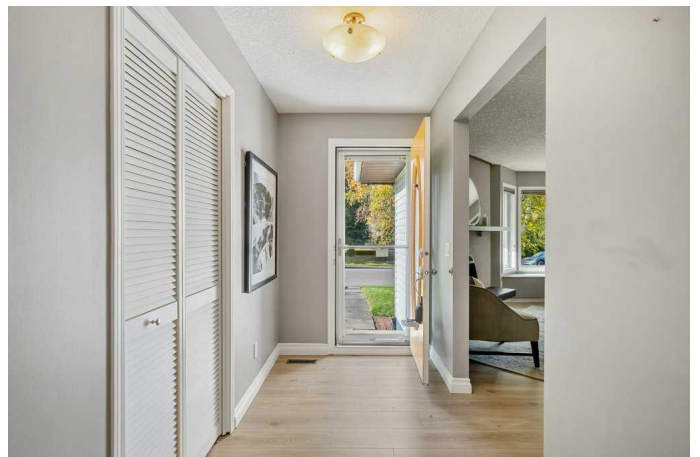
***OPEN HOUSE Saturday, October 5th, 1:30

â€“ 3:30*** This lovingly maintained bungalow is a true gem, thoughtfully updated over the years. The open-concept kitchen features a spacious island with an eat-up bar, a large pantry, granite countertops, stainless steel appliances, a gas stove, and a built-in microwave. It seamlessly flows into a generous dining area and a cozy living room, highlighted by a wood-burning fireplace and a southwest-facing bay window.

The master bedroom accommodates a king bed and boasts a 3-piece ensuite for added privacy. The 2nd and 3rd bedrooms are conveniently located away from the main living area, ensuring peace and quiet. The back door is a separate entrance to the lower level, and has great storage for coats and boots.

The lower level has been tastefully updated with luxury vinyl plank flooring and features a large family room with a gas fireplace, plus a versatile flex space ideal for a gym or games area. A modernized bathroom showcases an oversized fully tiled shower and a large vanity. The laundry room is conveniently situated at the bottom of the stairs, offering ample storage and a laundry sink. Additionally, there's a good-sized bedroom with a non-egress window and a small workshop for your household tools.

Step outside to discover a large private backyard oasis, complete with a covered area perfect for entertaining and relaxing in your comfy outdoor furniture. The yard also



includes a cozy firepit area and ample grassy space for kids to play. The oversized 24 x 22 garage has front drive access, providing plenty of off-street parking. The backyard also backs onto the unique neighborhood pathway system, leading to parks, amenities, and the elementary school. This home truly offers a perfect blend of comfort, convenience, and outdoor enjoyment! Braeside is a centrally located neighbourhood with quick access to downtown, close to main thoroughfares such as Stoney Trail and Southland Drive. The Southland Leisure Center is minutes away providing a great place for families and neighbours to gather with a skating rink, wave pool, a gym, party rooms, and organized community activities.

Built in 1977

Essential Information

MLS® #	A2170830
Price	\$674,900
Sold Price	\$673,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,264
Acres	0.16
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	544 Brookpark Drive Sw
Subdivision	Braeside
City	Calgary
County	Calgary

Province	Alberta
Postal Code	T2W 2X8

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Oversized

Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Gas, Living Room, Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Yard, Lawn, Landscaped, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 4th, 2024
Date Sold	October 11th, 2024
Days on Market	7
Zoning	R-CG
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX First
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