

# \$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.

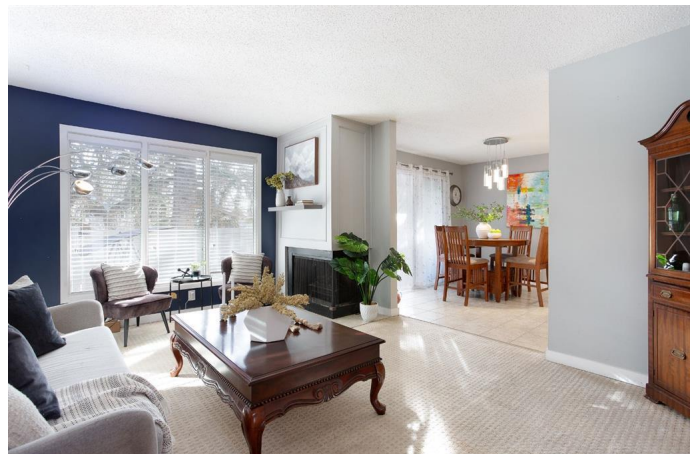
Step inside to a spacious foyer leading to a well-designed main floor featuring a modern kitchen with a wrap-around island, perfect for meal prep or entertaining. The open-concept living and dining area provides a seamless flow, making it ideal for gatherings. A convenient 2-piece bathroom completes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

Upstairs, you'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, there'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	8
Zoning	M-C1

### **Listing Details**

Listing Office	CIR Realty
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