

# \$459,900 - 12, 10001 Brookpark Boulevard Sw, Calgary

MLS® #A2234748

**\$459,900**

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

Braeside., Calgary, Alberta

Welcome to this beautifully updated 3-bedroom, 2.5-bathroom condo in the sought-after community of Braeside. Freshly painted and featuring brand-new flooring throughout, this bright and modern home offers a perfect blend of comfort, style, and functionality.

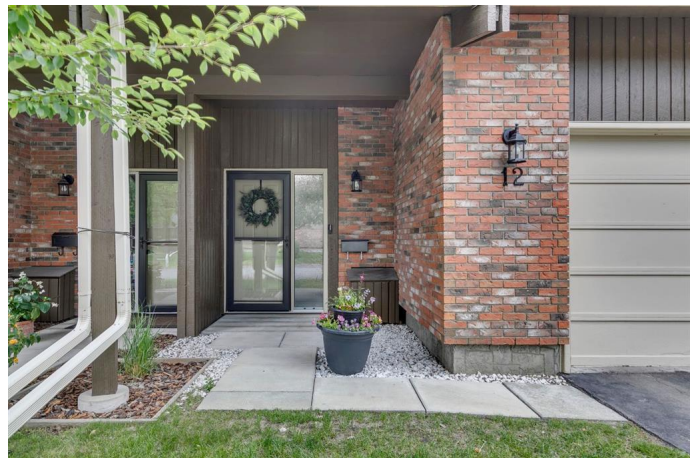
Step into a spacious foyer that leads into an open-concept main floor, highlighted by a contemporary kitchen with a wrap-around island—ideal for meal prep, casual dining, or entertaining guests. The adjoining living and dining areas provide a warm, seamless space for gatherings. A convenient 2-piece powder room completes the main level.

Upstairs, you'll find three generous bedrooms, including a spacious primary suite with its own private 2-piece ensuite. A full 4-piece bathroom serves the remaining bedrooms.

The fully finished basement offers a large recreation/living area, perfect for a media room, home office, or play space.

Enjoy outdoor living with a private backyard patio and low-maintenance front yard. Parking is a breeze with both a garage and front pad.

Situated in a family-friendly neighborhood close to parks, schools, shopping, and transit, this move-in-ready home is a must-see!



Built in 1977

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2234748      |
| Price          | \$459,900     |
| 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, Microwave Hood Fan, 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    | June 26th, 2025 |
| Days on Market | 37              |
| Zoning         | M-C1 d75        |

## Listing Details

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

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