

# \$649,900 - 223 Brookpark Drive Sw, Calgary

MLS® #A2207729

**\$649,900**

4 Bedroom, 3.00 Bathroom, 1,173 sqft

Residential on 0.13 Acres

Braeside., Calgary, Alberta

Welcome to Your Ideal Family Home â€“

Move-In Ready and Fully Updated!

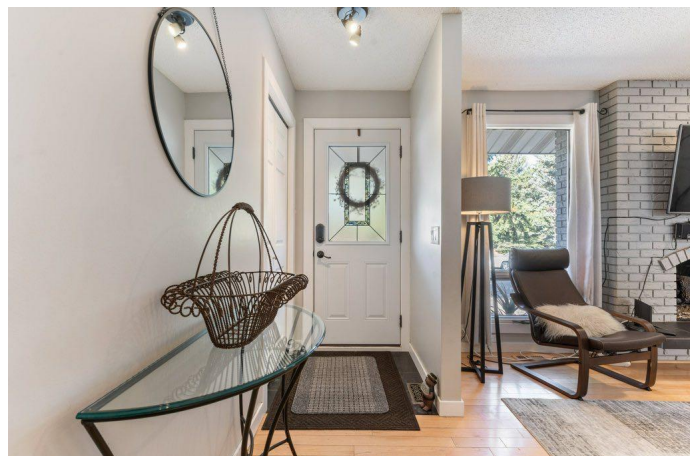
This beautifully updated home offers the perfect combination of comfort, functionality, and location! Featuring 3 spacious bedrooms upstairs and a fully developed basement with a separate entrance, a 4th bedroom, and an additional full bathroom ,it's ideal for extended family or guests. Enjoy the private fenced yard with a patio, ideal for outdoor entertaining or relaxing.

Step inside to discover new appliances, modern finishes, and a bright, welcoming interior thatâ€™s truly move-in ready. The layout is both practical and inviting, with updates throughout offering peace of mind and contemporary style.

Enjoy being steps away from the BRT/LRT transit, as well as highly rated schools, shopping centers, scenic green spaces, playgrounds, and off-leash dog parks. This home is also conveniently close to top amenities such as Southland Leisure Centre, Canyon Meadows Golf Club, Fish Creek Park, Glenmore Park, major hospitals, and the new Costco â€“ just to name a few!

Whether you're a growing family, a first-time buyer, or an investor, this home checks all the boxes.

Built in 1976



## Essential Information

MLS® #	A2207729
Price	\$649,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,173
Acres	0.13
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	223 Brookpark Drive Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2W7

## Amenities

Parking Spaces	2
Parking	Carport, Off Street

## Interior

Interior Features	Pantry
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 18th, 2025
Days on Market	2
Zoning	R-C1

### **Listing Details**

Listing Office	Royal LePage Mission Real Estate
----------------	----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.