

# \$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!

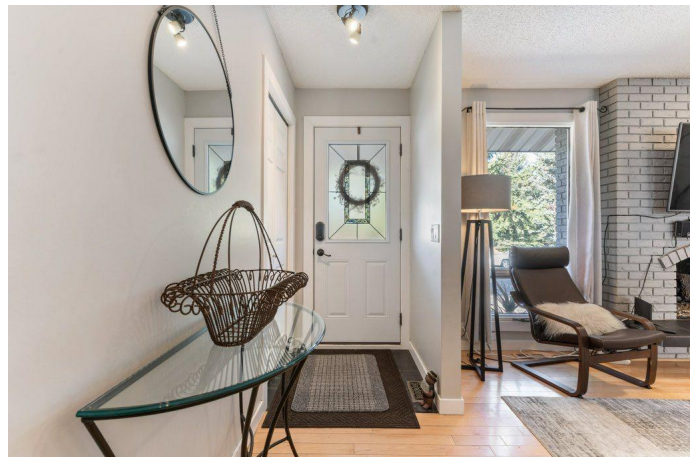
This beautifully updated home offers the perfect combination of comfort, functionality, and location! Featuring 3 spacious bedrooms upstairs and a fully developed basement with a separate entrance, a 4th bedroom, and an additional full bathroom, it's ideal for extended family or guests. Enjoy the private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

## 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 | 17               |
| Zoning         | R-C1             |

### **Listing Details**

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

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