

\$585,000 - 223 Brookpark Drive Sw, Calgary

MLS® #A2261691

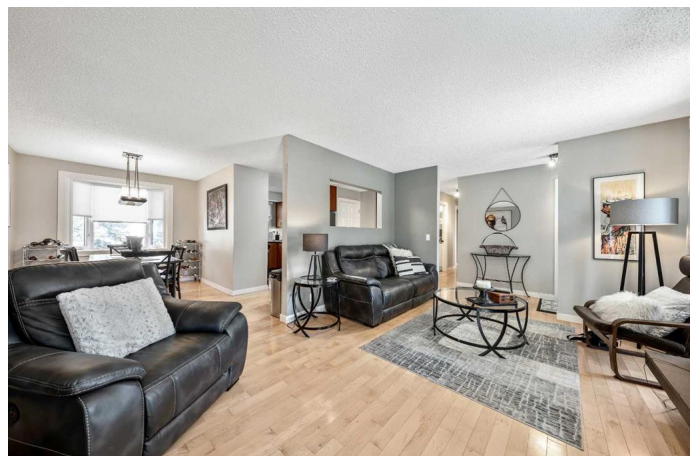
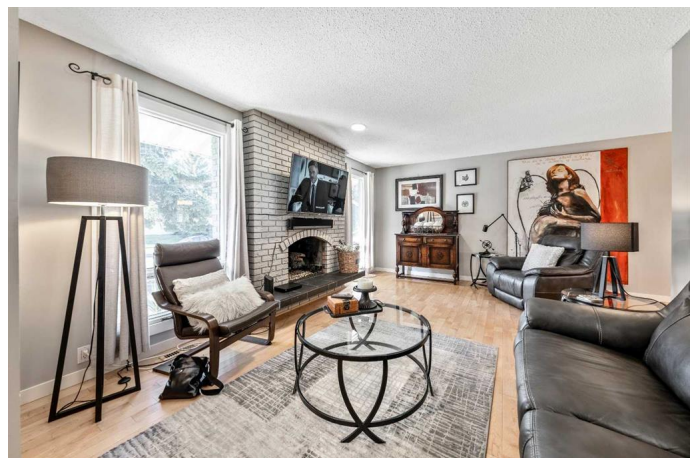
\$585,000

4 Bedroom, 3.00 Bathroom, 1,154 sqft

Residential on 0.13 Acres

Braeside., Calgary, Alberta

This stunning 1154 square foot family home features four bedrooms and two-and-a-half bathrooms, offering exceptional value for buyers and investors alike. The beautifully renovated main floor highlights gleaming hardwood floors throughout an open concept living space with a cozy gas burning fireplace. The spacious kitchen boasts stainless steel appliances, newer cabinets, granite countertops, and includes both a breakfast nook and formal dining room. The fully developed illegal basement suite provides outstanding rental income potential with a separate entrance, additional bedroom, and three-piece ensuite. This flexible arrangement also accommodates extended family living situations while maintaining privacy and independence. Shared laundry facilities add convenience for all occupants. Step outside to your private sanctuary featuring a fenced yard, charming gazebo area, and expansive deck perfect for entertaining guests or enjoying peaceful evenings. The outdoor space creates an ideal setting for summer barbecues and family gatherings. Location advantages include convenient transit connections just minutes away. Families will appreciate proximity to highly rated schools. Recreation enthusiasts will love the proximity to Fish Creek Provincial Park, offering natural beauty, walking trails, and outdoor activities year-round. This move-in ready property presents an exceptional opportunity for first-time buyers, investors, or growing families



seeking modern updates and flexible living spaces in a desirable community with outstanding convenience and value!

Built in 1976

Essential Information

MLS® #	A2261691
Price	\$585,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,154
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	4
Parking	Parking Pad

Interior

Interior Features	Built-in Features
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Gas, Living Room, Mantle
Has Basement	Yes
Basement	Finished, Full, Suite

Exterior

Exterior Features	Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Treed, Gazebo
Roof	Asphalt Shingle
Construction	Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 2nd, 2025
Days on Market	17
Zoning	R-CG

Listing Details

Listing Office	RE/MAX Landan Real Estate
----------------	---------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.