

# \$619,000 - 223 Brookpark Drive Sw, Calgary

MLS® #A2248979

**\$619,000**

4 Bedroom, 3.00 Bathroom, 1,143 sqft

Residential on 0.13 Acres

Braeside., Calgary, Alberta

Welcome to Your Ideal Family Home – Fully Updated & Move-In Ready!

This beautifully renovated 1,143 sq. ft. home with a fully developed 984 sq. ft. basement offers the perfect blend of comfort, style, and convenience. Featuring 3 spacious bedrooms on the main floor, including a primary suite with a private 2-piece ensuite, plus an additional bedroom and 3-piece bathroom in the basement, this layout is perfect for growing families, guests, or extended family living.

The basement's separate entrance offers extra flexibility.

Step outside to a private fenced yard with a large 21' x 12' deck –

perfect for outdoor entertaining, summer barbecues, or quiet evenings under the stars. Inside, enjoy brand-new appliances, modern finishes, and a bright, inviting atmosphere.

Location is unbeatable! You're just steps from BRT/LRT transit, highly rated schools, shopping, parks, playgrounds, and off-leash dog areas. Plus, you'll love being close to top amenities like Southland Leisure Centre, Canyon Meadows Golf Club, Fish Creek Park, Glenmore Park, major hospitals, and the new Costco.

Whether you're a first-time buyer, investor, or looking for your forever family home, this property checks every box – updated, move-in ready, and in a prime location.

Built in 1976



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2248979    |
| Price          | \$619,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,143       |
| 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 2W3                |

## Amenities

|                |            |
|----------------|------------|
| Parking Spaces | 2          |
| Parking        | Off Street |

## Interior

|                   |                                                   |
|-------------------|---------------------------------------------------|
| Interior Features | Open Floorplan, Pantry                            |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer |
| Heating           | Fireplace(s), Forced Air                          |
| Cooling           | None                                              |
| Fireplace         | Yes                                               |
| # of Fireplaces   | 1                                                 |
| Fireplaces        | Gas                                               |
| Has Basement      | Yes                                               |
| Basement          | Finished, Full                                    |

## Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Private Entrance, Private Yard           |
| Lot Description   | Back Yard, Front Yard, Landscaped, Treed |
| Roof              | Asphalt Shingle                          |
| Construction      | Brick, Concrete, Vinyl Siding            |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | August 15th, 2025 |
| Days on Market | 12                |
| Zoning         | R-CG              |

**Listing Details**

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

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.