416 Brookpark Drive SW

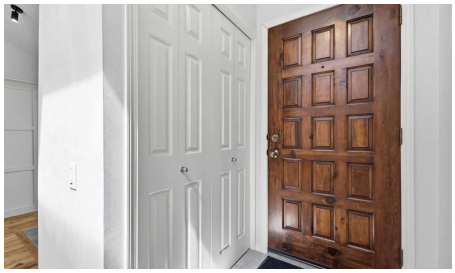
Calgary | Active | MLS® A2331088

$774,900









Bedrooms	Bathrooms	Year Built	Living area
4	**3**	**1978**	**1,366.13 sq. ft.**

Your next move starts with a conversation.

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Listed by RE/MAX First

A closer look

Situated on a sunny corner lot in the mature community of Braeside, this 3+1 bedroom bungalow offers over 2,600 sq ft of comfortable, well designed living space. The main level features hardwood floors and a welcoming sunken living room anchored by a cozy wood burning fireplace and an attractive feature wall. A spacious dining area flows seamlessly from the living room, providing excellent space for hosting family and friends. The updated kitchen is bright and stylish, finished with quartz countertops, crisp white cabinetry, generous storage, and stainless steel appliances. Three well proportioned bedrooms and a 4 piece main bath complete the main level. The primary bedroom enjoys direct access to the backyard through patio doors and is further enhanced by a walk in closet and a private 3 piece ensuite. The fully developed basement expands the living space with a large recreation/family room, a fourth bedroom, and a 3 piece bath. A dedicated flex room offers an ideal setup for a quiet home office or hobby space. Outside, enjoy a sunny southwest backyard with a deck-perfect for relaxing or entertaining-and the convenience of a double attached front garage. The location is exceptional: walking distance to two neighbourhood parks and just moments from scenic Fish Creek Park, schools, shopping, public transit, and easy access to Southland Drive and Anderson Road.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2331088
Bedrooms	4
Bathrooms	3
Year Built	1978
Property Type:	Residential
Property Sub Type:	Detached
Condo Type:	Not a Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Bungalow
Total Living Area:	1,366.13 sq. ft.
Main Level Finished Area:	1,366.13 sq. ft.

Below Grade Finished Area:	1,245.17 sq. ft.
Acreage:	No
Lot Area:	7,405 sq. ft.
Lot Frontage:	45'1¾"
Front Exposure:	Northeast
Levels:	One
Total Rooms Above Grade:	6
Year built:	1978 (Age: 48)
Bedrooms:	4 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	3
Bedrooms Below Grade:	1
Bathrooms:	3.0 (Full:3, Half:0)
Num Ensuite Baths:	1
Plan:	7610644
Heating:	Forced Air, Natural Gas
Basement:	Full, Finished, None
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Brick, Stucco, Wood Frame, Wood Siding
Structure Type:	House
Roof:	Asphalt Shingle
Ensuite:	Yes
Flooring:	Ceramic Tile, Hardwood, Laminate
Cooling:	None
Fireplaces:	1

Fireplace Details:	Wood Burning
Garage:	Yes
Garage Spaces:	2
Parking:	Double Garage Attached
Parking Places:	4
Parking Total/Covered:	4 / -
Laundry Features:	In Basement
City Quadrant:	Southwest
Community:	Braeside (Calgary)
Appliances:	Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings
Inclusions:	None
Restrictions:	Utility Right Of Way
Main Floor	Living Room · 15'5" × 14'6" ·
Main Floor	Dining Room · 15'1" × 13'5" ·
Main Floor	Kitchen · 13'8" × 9'6" ·
Main Floor	Bedroom - Primary · 12'7" × 12' ·
Main Floor	Bedroom · 9'2" × 9'1" ·
Main Floor	Bedroom · 9'4" × 9'2" ·
Basement	Game Room · 32'3" × 10'11" ·
Basement	Bedroom · 15'8" × 7'5" ·
Basement	Flex Space · 15' × 13'3" ·
Basement	Storage · 14'11" × 4'3" ·
Basement	Furnace/Utility Room · 19'5" × 12'9" ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s), Walking/Bike Paths

Interior Features:	Quartz Counters, Soaking Tub, Walk-In Closet(s)
Exterior Features:	Private Entrance, Private Yard
Patio And Porch Features:	Deck
Lot Features:	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, No Back Lane
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	R-CG
Listed Date:	Jul 22, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/416-brookpark-drive-sw-calgary-a2331088/

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