425 10120 Brookpark Boulevard SW

Calgary | Active | MLS® A2345803

$174,500









Bedrooms	Bathrooms	Year Built	Living area
2	**1**	**1977**	**813 sq. ft.**

Your next move starts with a conversation.

403-830-5152 | tiwana@maltiwana.ca

Listed by RE/MAX Complete Realty

A closer look

UNDER $175K IN BRAESIDE

One of the most affordable 2-bedroom condos in Calgary's southwest - and it's vacant, so first-time buyers can move straight in and investors can place a tenant immediately. No waiting on anyone's schedule.

813 sq ft with a bright, open layout: spacious living room with a tile-faced wood-burning fireplace, easy flow through kitchen and dining, in-suite laundry, and storage in the suite plus extra exterior storage. The large west-facing balcony overlooks mature trees - afternoon sun and a quiet, green outlook instead of a parking lot.

At Brookpark Gardens, the condo fee keeps ownership simple: heat, water, sewer, insurance, professional management, and reserve fund contributions are all included - one predictable monthly number, no utility surprises. Assigned parking stall included. Pets welcome with board approval.

The location does the rest: directly across from Southland Leisure Centre, minutes to shopping, schools, and transit including MAX service, with quick access to Glenmore Trail and Stoney Trail - an easy commute in any direction, and the mountains within reach on weekends.

Whether it's your first home, your next rental property, or a smart downsize, this is Braeside value that's ready when you are.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2345803
Bedrooms	2
Bathrooms	1
Year Built	1977
Property Type:	Residential
Property Sub Type:	Apartment
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No

Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Apartment-Single Level Unit
Total Living Area:	813 sq. ft.
Condo Fee:	$600.63
Condo Fee Includes:	Common Area Maintenance, Heat, Insurance, Parking, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Water
Front Exposure:	West
Unit Exposure:	West
Floor Location:	Ground
Entry Level:	1
Stories Total:	3
Levels:	Single Level Unit
End Unit:	2+ Common Walls
Total Rooms Above Grade:	5
Year built:	1977 (Age: 49)
Bedrooms:	2 (Above Grd: 2)
Bedrooms Above Grade:	2
Bedrooms On Main:	2
Bedrooms Below Grade:	0
Bathrooms:	1.0 (Full:1, Half:0)
Num Ensuite Baths:	0
Plan:	8910451
Heating:	Baseboard
New Constr.:	No
Construction Material:	Cedar, Wood Frame

Structure Type:	Low Rise (2-4 stories)
Roof:	Asphalt Shingle
Ensuite:	No
Flooring:	Ceramic Tile, Laminate
Cooling:	None
Fireplaces:	1
Fireplace Details:	Mantle, Tile, Wood Burning
Garage:	No
Parking:	Assigned, Off Street, Stall
Parking Places:	1
Parking Total/Covered:	1 / -
Laundry Features:	Common Area
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Brookpark Gardens
Community:	Braeside (Calgary)
Amenities:	Coin Laundry, Snow Removal, Storage, Visitor Parking
Appliances:	Electric Stove, Refrigerator, Washer/Dryer
Inclusions:	N/A
Restrictions:	None Known
Pets Allowed:	Restrictions, Cats OK, Dogs OK
Main Floor	Bedroom - Primary · 13'7" × 10'2" ·
Main Floor	Bedroom · 13'7" × 9' ·
Main Floor	Living Room · 13'11" × 12'8" ·
Main Floor	Dining Room · 11'4" × 9'6" ·
Main Floor	Kitchen · 8'2" × 7'5" ·

Title to Land:	Fee Simple
Community Features:	Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Walking/Bike Paths
Interior Features:	Storage, Track Lighting
Exterior Features:	Balcony, Storage
Patio And Porch Features:	Balcony(s), See Remarks
Num. of Parcels:	0
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1 d100
Listed Date:	Sep 21, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/425-10120-brookpark-boulevard-sw-calgary-a2345803/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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Prepared November 23, 2026. Listing details and availability may change. This brochure is not a contract. Contact the Tiwana Team for current information.