

# \$595,000 - 712 Brookpark Drive Sw, Calgary

MLS® #A2231580

**\$595,000**

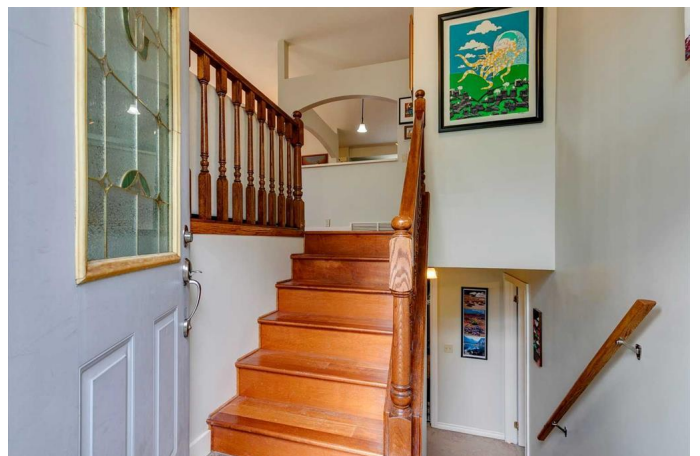
6 Bedroom, 3.00 Bathroom, 1,145 sqft

Residential on 0.13 Acres

Braeside., Calgary, Alberta

Perfect 6 BEDROOM Bi-Level home with a FULLY DEVELOPED BASEMENT, on a 50-foot Lot in the sought-after community of Braeside. Entering the home, you will be greeted by vaulted flat ceilings and hardwood floors throughout the main floor living room, dining room, and into the open kitchen. The living room has a beautiful brick wood fireplace with a gas log lighter. The kitchen has large windows overlooking the backyard, white cabinetry, a stainless-steel appliance package, and its own breakfast nook. There are three large bedrooms on the main floor and the master bedroom has its own three-piece ensuite. The basement is fully developed with 5 large egress windows, 3 bedrooms, a cozy family room, a gym/office, and a three-piece bathroom. The backyard is a gardener's dream and has 3 decks. One off the house That steps down to a lower patio, and the 3rd is set up in the yard like a garden Oasis. Recent upgrades to the house include dishwasher (2025), high efficiency furnace (2018), shingles (2014), vinyl windows in kitchen, master bedroom & living room (2014) hot water tank (2014). All of this in Calgary's most family friendly community of Braeside with quick access to the Southland Leisure Centre, The Glenmore Reservoir, schools, shopping & restaurants makes this the best house to call your next home.

Built in 1976



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2231580    |
| Price          | \$595,000   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,145       |
| Acres          | 0.13        |
| Year Built     | 1976        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                        |
|-------------|------------------------|
| Address     | 712 Brookpark Drive Sw |
| Subdivision | Braeside.              |
| City        | Calgary                |
| County      | Calgary                |
| Province    | Alberta                |
| Postal Code | T2W 2X4                |

## Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 1           |
| Parking        | Parking Pad |

## Interior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings                                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                       |
| Cooling           | None                                                                                          |
| Fireplace         | Yes                                                                                           |
| # of Fireplaces   | 1                                                                                             |
| Fireplaces        | Wood Burning                                                                                  |
| Has Basement      | Yes                                                                                           |
| Basement          | Finished, Full                                                                                |

## Exterior

|                   |                   |
|-------------------|-------------------|
| Exterior Features | Garden            |
| Lot Description   | Back Yard, Gazebo |
| Roof              | Asphalt Shingle   |
| Construction      | Wood Frame        |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 26th, 2025 |
| Days on Market | 3               |
| Zoning         | R-CG            |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX Realty Professionals |
|----------------|-----------------------------|

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