

# \$425,000 - 59, 310 Brookmere Road Sw, Calgary

MLS® #A2221382

**\$425,000**

3 Bedroom, 2.00 Bathroom, 1,079 sqft

Residential on 0.00 Acres

Braeside., Calgary, Alberta

Welcome to 59 - 310 Brookmere Road SW in the well-established Birchwood complex in Braeside. This spacious bungalow-style end-unit condo offers over 2,000 sq ft of total living space. Tucked away in a private corner of the complex, this unit provides rare features like a fenced yard and direct street-level access. Inside, the main floor has undergone extensive renovation and thoughtful modernization over the years. The kitchen was fully updated in 2018 and features sleek white cabinetry, built-in microwave and wall oven, an electric cooktop, a new fridge (2024), and an oversized island with bar seating. The open-concept layout features a generous dining area and a large living room with expansive windows that allow plenty of natural light and offer a peaceful view of the surrounding greenery. The main level includes three bedrooms and a fully updated 4-piece bathroom (2023). The primary bedroom features a built-in closet system added during the 2018 renovation. The lower level offers significant functionality, featuring a large recreation room, a spacious flex room (ideal for an office or playroom), a 2-piece bathroom with plumbing rough-in for a corner shower, and a dedicated laundry area with a utility sink. There is also ample storage space and a large utility room with a new hot water heater (installed in 2024). The backyard space is private, fenced, and includes garden boxes and space for entertaining. Other features include a pet-friendly complex and two



assigned parking spaces with visitor stalls nearby. Located in a mature, treed setting close to schools, transit, shopping, and Southland Leisure Centre, a rare opportunity to own a well-maintained and updated bungalow condo in SW Calgary.

Built in 1976

### **Essential Information**

MLS® #	A2221382
Price	\$425,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,079
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	59, 310 Brookmere Road Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T7

### **Amenities**

Amenities	Trash
Parking Spaces	2
Parking	Off Street, Parking Pad

### **Interior**

Interior Features	Bookcases, Breakfast Bar, Closet Organizers
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Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Private Yard
Lot Description	Corner Lot, Landscaped, Lawn, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	55
Zoning	M-C1

## Listing Details

Listing Office	eXp Realty
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