

# \$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
-------------------	---

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	51
Zoning	M-C1

## Listing Details

Listing Office	eXp 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.