

59, 310 Brookmere Road SW
Calgary, Alberta

MLS # A2221382



\$430,000

Division:	Braeside		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 497
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Closet Organizers		

Inclusions: Storage/Work Station in Basement Home Office

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.