

# \$409,900 - 45, 310 Brookmere Road Sw, Calgary

MLS® #A2164042

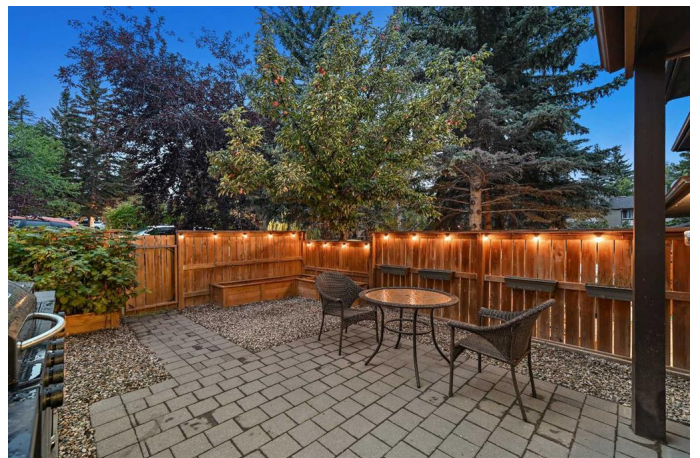
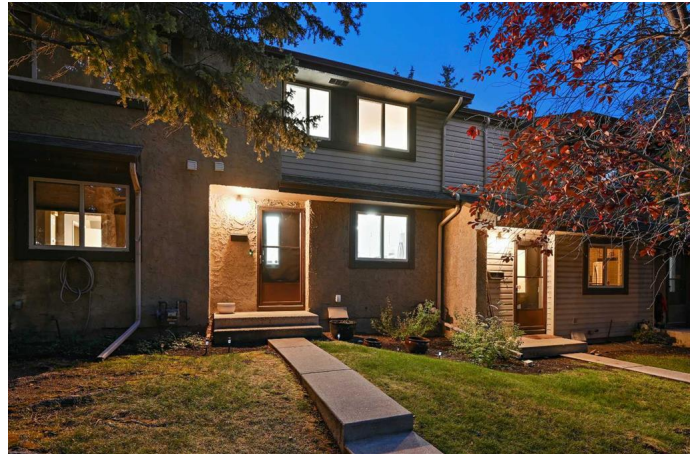
**\$409,900**

3 Bedroom, 2.00 Bathroom, 1,158 sqft

Residential on 0.00 Acres

Braeside, Calgary, Alberta

WELCOME to this 2 Storey Townhouse that has 1157.55 Sq Ft of Developed Space + another 571.99 Sq Ft of Partially Finished Basement, 3 Bedrooms, 1 ½ Bathrooms w/NEW Vanities (incl 4 pc), a 30' X 3' TANDEM PARKING PAD, a 12' X 9' PATIO in the Community of BRAESIDE!!! The DRIVEWAY fits 2 full vehicles. The East Front yard, + porch is INVITING to sit outside ENJOYING your morning coffee. You will see the Vinyl Plank flooring, FRESH Paint, + NEUTRAL color tones throughout as you enter the Foyer along w/2 pc Bathroom. The Kitchen is the "Heart of the Home" w/Pantry, 2-toned Cabinetry w/STORAGE, NEW Tiled Backsplash, White/SS Appliances incl/Large Refrigerator. It has a Hutch for storage, + room for a small table/chair against the BIG window allowing in NATURAL light. The Dining Room fits a table to gather around for those meals w/FAMILY, + FRIENDS sharing LAUGHTER, + making MEMORIES. The Living Room has a corner GAS Fireplace surrounded by a Barn Wood Feature Wall, + a Beautiful Mantle that gives this space a COZY, + RELAXING feel as you put your feet up after a long day. The Patio door leads out to the Backyard. The Upper Floor has a Wood Feature Wall, + the Primary Bedroom incl/HUGE window, + plenty of space for furniture. There is the 4 pc Bathroom, the 2nd Bedroom, + the 3rd Bedroom which are both Good-Sized (can be used as an OFFICE/DEN for those who work



from HOME. In the Full Basement is the 16'3" X 9'5" Flex Room sans ceiling works for a Family Room for Movie/Game Nights or Hobby Room, + the Utility/Storage/Laundry Room w/newer H2O Tank, + an OE Furnace. The WEST-facing Backyard has a NEW FENCE w/Solar Lights for AMBIENCE for your own PRIVATE OASIS as you LOUNGE on the Patio to sit outside whether you gaze at the starry night or eat DINNER. There is a Garden area, + an area for your BBQ making it EASY to ENTERTAIN Guests. This HOME has ALL NEW WINDOWS, NEW BASEBOARDS, + LOW Condo Fees making it VALUE for the \$\$\$!!! What an AMAZING INVESTMENT to live in or to rent. It is within WALKING distance of Southland Leisure Centre, Schools, + Braeside Park. Only a short drive to FISH CREEK PROVINCIAL PARK, + the GLENMORE RESERVOIR. The Braeside Community Association hosts the Jellybean Dances, Soccer, Before/After School, Mom & Tots, Girl Guides, Boy Scouts, + â€™Sensational Summerâ€™™ programs. For teens are the Teen Garage Band Night, + Youth Nights. Adults incl/Seniors can enjoy Tai Chi, Trym Gym, a pub night, + take part in dog obedience classes. The SCA Community Association also puts on the annual Halloween party, Stampede Breakfast, Fall Fair, Community Garage Sale, + Family Fun Skates. They host A Childâ€™™s Garden Preschool, + Seedlings Spanish Preschool. The Recreation Facilities are popular w/TENNIS COURTS, PICKLE BALL COURTS, HOCKEY RINK, SKATING POND, + SOCCER FIELDS. What a GREAT Community to LIVE in, Book Today!!!

Built in 1976

## **Essential Information**

MLS® #

A2164042

Price	\$409,900
Sold Price	\$400,000
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,158
Acres	0.00
Year Built	1976
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Sold

### Community Information

Address	45, 310 Brookmere Road Sw
Subdivision	Braeside
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2T7

### Amenities

Amenities	Parking, Visitor Parking
Utilities	Electricity Connected, Cable Connected, Natural Gas Connected, Phone Connected, Sewer Connected, Water Connected
Parking Spaces	2
Parking	Assigned, Driveway, Oversized, Parking Pad, Tandem, Asphalt, Front Drive, Paved, Shared Driveway

### Interior

Interior Features	Laminate Counters, Open Floorplan, Pantry, Storage, Vinyl Windows, Soaking Tub
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas, Living Room, Mantle, Decorative
Has Basement	Yes
Basement	Full, Partially Finished

**Exterior**

Exterior Features	Garden, Lighting, Private Entrance, Private Yard, Rain Gutters
Lot Description	Back Yard, Front Yard, Low Maintenance Landscape, Private, Street Lighting
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	September 13th, 2024
Date Sold	October 2nd, 2024
Days on Market	19
Zoning	M-C1d75
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX House of Real Estate
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