



THE
A-TEAM

**RE/MAX
FIRST**

310 BROOKMERE Road #3, Calgary T2W 2T7

MLS® #: **A2159058** Area: **Braeside** Listing Date: **09/12/24** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **-\$5k, 11-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Calgary**
 Year Built: **1976**

Finished Floor Area

Abv Sqft: **1,172**
 Low Sqft:
 Ttl Sqft: **1,172**

DOM

70
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz: **0**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Low Maintenance Landscape,Private**
 Park Feat: **Stall,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

Construction: **Stucco,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Linoleum,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **No Animal Home**
 Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	17`3" x 10`9"
Dining Room	Main	7`4" x 6`10"
Bedroom	Second	10`11" x 8`5"
4pc Bathroom	Second	7`5" x 5`0"

Room	Level	Dimensions
Kitchen	Main	11`10" x 10`4"
Bedroom - Primary	Second	14`10" x 10`10"
Bedroom	Second	9`6" x 8`4"
2pc Bathroom	Main	7`0" x 3`1"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$378

Fee Simple

M-C1 d75

Fee Freq:

Monthly

Legal Desc: 7710939

Remarks

Pub Rmks: **Welcome to this Fully Renovated 2 Storey Townhome in the desirable community of Braeside, close to all amenities, including Shopping, Schools, Parks, Recreation Facilities, Southland Leisure Centre, South Glenmore Park, Public Transportation, Southland Drive, 14th Street, Stoney Trail and more. This unit has been completely repainted, new furnace installed in the spring, all new flooring, lighting, closet doors, baseboards, fireplace refaced, new stainless steel appliances, both bathrooms upgraded and new countertops in kitchen and back splash. The main floor level features new luxury vinyl plank throughout, , upgraded kitchen, dining room open to living room with a wood log lit fireplace, and a 2-piece bath. The upper level has brand new carpets, good size primary bedroom with plenty of closet space, 2nd & 3rd bedrooms, and a renovated 4-piece bath. The lower level is unspoiled and waiting for your development. Fully fenced backyard with low maintenance landscaping. This unit also has a double tandem parking pad in front. Call today for your private viewing**

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Mountain View)

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







