



THE
A-TEAM

**RE/MAX
FIRST**

310 BROOKMERE Road #45, Calgary T2W 2T7

MLS® #: **A2164042** Area: **Braeside** Listing Date: **09/13/24** List Price: **\$424,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,157**
 Low Sqft:
 Ttl Sqft: **1,157**

DOM

6
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **Townhouse**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking

Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Low Maintenance Landscape,Street Lighting,Private**
 Park Feat: **Asphalt,Assigned,Driveway,Front Drive,Oversized,Parking Pad,Paved,Shared Driveway,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Garden,Lighting,Private Entrance,Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Laminate Counters,Open Floorplan,Pantry,Soaking Tub,Storage,Vinyl Windows**
 Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Phone Connected,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	17`2" x 10`10"
Dining Room	Main	9`11" x 7`4"
2pc Bathroom	Main	7`1" x 3`1"
Bedroom	Second	9`8" x 8`5"
4pc Bathroom	Second	7`5" x 4`11"
Furnace/Utility Room	Basement	19`10" x 17`4"

Room	Level	Dimensions
Kitchen	Main	11`10" x 10`5"
Foyer	Main	4`4" x 4`1"
Bedroom - Primary	Second	14`10" x 10`11"
Bedroom	Second	11`1" x 8`6"
Flex Space	Basement	16`3" x 9`5"

Legal/Tax/Financial

Condo Fee:
\$403

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-C1d75

Legal Desc: **7710939**

Remarks

Pub Rmks: **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 30'0" X 3'5" TANDEM PARKING PAD, a 12'2" X 9'11" 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, + 'Sensational Summer' 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 Child'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!!!**

Inclusions: **Alarm System, Hutch, Stand up Deep Freezer, Solar Lights and Automatic Micro Drip Irrigation System in Backyard**

Property Listed By: **RE/MAX House of Real Estate**

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









