12 310 Brookmere Road SW

Calgary | Active | MLS® A2355536

$349,999









Bedrooms	Bathrooms	Year Built	Living area
3	**2**	**1976**	**1,154 sq. ft.**

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Listed by Real Estate Professionals Inc.

A closer look

Welcome to this bright and spacious mosty renovated townhouse offering an excellent combination of comfort, functionality and location. The owner has completed numerous renovations and updates throughout, creating a move-in-ready home with a host of modern conveniences. The main floor features a functional updated kitchen equipped with brand-new stainless-steel appliances, including a French-door refrigerator with built-in water and ice, along with a dining area and spacious living room highlighted by a large picture window and recently serviced corner fireplace. A convenient two-piece bathroom completes the main level. Upstairs offers three bedrooms, including a generous primary bedroom with dual closets, along with a four-piece main bathroom. The finished basement adds valuable living space with a terrific family room and dedicated laundry room featuring a new sink, workbench and additional storage. The family room opens directly onto the private, rear yard, complete with a brand-new fence. Additional features include: new hot water tank, newer washer and dryer, two convenient off-street parking stalls out front and a number of smart-home and technology features, including smart keyless entry, security camera, illuminated cabinetry and more. Ideally located close to amenities, transit, parks and schools, this is an excellent opportunity to own a spacious, extensively updated townhouse in a quiet and convenient setting.

Property details

Status	Active
Prop. Type	Residential
MLS® Num	A2355536
Bedrooms	3
Bathrooms	2
Year Built	1976
Property Type:	Residential
Property Sub Type:	Row/Townhouse
Condo Type:	Conventional Condo
Transaction Type:	For Sale
Suite:	No
Num Legal Suites:	0
Num Illegal Suites:	0
Home Style:	Townhouse
Total Living Area:	1,154 sq. ft.

Main Level Finished Area:	575 sq. ft.
Upper Level Finished Area:	575 sq. ft.
Condo Fee:	$421.33
Condo Fee Includes:	Insurance, Professional Management, Reserve Fund Contributions, Sewer, Snow Removal, Trash, Water
Front Exposure:	Southwest
Floor Location:	Ground
Entry Level:	1
Levels:	Two
End Unit:	2+ Common Walls
Total Rooms Above Grade:	3
Year built:	1976 (Age: 50)
Bedrooms:	3 (Above Grd: 3)
Bedrooms Above Grade:	3
Bedrooms On Main:	0
Bedrooms Below Grade:	0
Bathrooms:	2.0 (Full:1, Half:1)
Num Ensuite Baths:	0
Plan:	7710939
Heating:	Forced Air
Basement:	Full, Partially Finished, Walk Out
Foundation:	Poured Concrete
New Constr.:	No
Construction Material:	Stucco, Wood Frame
Structure Type:	Five Plus
Roof:	Asphalt Shingle

Ensuite:	No
Flooring:	Vinyl Plank
Cooling:	None
Fireplaces:	1
Fireplace Details:	Gas Starter, Living Room, Wood Burning
Garage:	No
Parking:	Driveway, Off Street, Paved, Tandem
Parking Places:	2
Parking Total/Covered:	2 / -
Laundry Features:	In Basement
Condo Fee Frequency:	Monthly
City Quadrant:	Southwest
Condo Name:	Birchwood
Community:	Braeside (Calgary)
Amenities:	None
Appliances:	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings
Inclusions:	Laundry Sink, Light Fixtures and all components
Restrictions:	Pet Restrictions or Board approval Required
Pets Allowed:	Restrictions, Cats OK, Dogs OK, Yes
2nd Floor	Bedroom · 9'9" × 8'4" ·
2nd Floor	Bedroom · 13'7" × 8'6" ·
2nd Floor	Bedroom - Primary · 14'10" × 11' ·
Title to Land:	Fee Simple
Community Features:	Park, Playground, Schools Nearby, Shopping Nearby
Interior Features:	Storage, Vinyl Windows
Exterior Features:	Private Yard

Patio And Porch Features:	Other
Lot Features:	Back Yard
Num. of Parcels:	0
Fencing:	Fenced
Region:	Calgary
Zone:	CAL Zone S
Zoning:	M-C1
Listed Date:	Oct 30, 2026

Explore the full photo gallery and current listing details:

https://www.maltiwana.ca/properties/12-310-brookmere-road-sw-calgary-a2355536/

Tiwana Team | 403-830-5152 | tiwana@maltiwana.ca

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