

**10, 310 Brookmere Road SW
Calgary, Alberta**

MLS # A2215728

\$449,900



Division:	Braeside		
Type:	Residential/Other		
Style:	Attached-Side by Side, Bi-Level		
Size:	1,048 sq.ft.	Age:	1976 (49 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Few Trees, Garden		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 496
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Animal Home, No Smoking Home, Pantry, Storage		

Inclusions: N/A

This stunning end unit offers incredible value! This home offers 3 bedrooms and 2 full bathrooms. Extensively renovated, it boasts three spacious bedrooms upstairs, a beautifully updated kitchen with granite countertops and plenty of cupboards and counter space plus a movable island. Main bathroom was renovated in 2022. A rare covered deck extends off the main kitchen area, providing a private, tree-lined retreat—ideal for summer barbecues! The walkout basement features a laundry room, flex room and a bright rec room that opens to a secluded outdoor space and a huge yard. This home offers a double parking pad. A truly unique find, this home is perfect for first-time buyers or those looking to downsize into a low-maintenance, private sanctuary.