

# \$949,900 - 124 Brookmere Bay Sw, Calgary

MLS® #A2238641

**\$949,900**

6 Bedroom, 4.00 Bathroom, 1,916 sqft  
Residential on 0.16 Acres

Braeside., Calgary, Alberta

Welcome to the Home Youâ€™ve Been Waiting For! This unique house offering over 3,000 Sq ft of living space. Beautifully maintained and thoughtfully upgraded 6-bedroom home on a quiet cul-de-sac in the amenity-rich community of Braeside Estates, SW. Backing onto green space, it offers a rare combination of privacy and a peaceful natural setting.

As you step inside, youâ€™re greeted by a bright open layout that instantly feels like home. The chef-inspired kitchen is a true highlight, featuring quartz countertops throughout the home - along with stainless steel appliances and a breakfast bar that naturally becomes the heart of conversation, whether over morning coffee or evening wine. The main floor, enhanced by flat ceiling design, also includes a spacious guest bedroom, cozy living room, bathed in natural light and fireplace family room. Dining room offers welcoming wet bar.

Upstairs, the primary bedroom is a peaceful retreat with a beautiful balcony and en-suite bathroom and a glass walk-in shower with upgraded shower system, heated floors. Two additional upstairs bedrooms are roomy enough to comfortably accommodate full bedroom sets, making them ideal for growing children or stylish guest rooms.

Fully finished basement was done 2025.

Offering a gorgeous full kitchen, two good sized bedrooms, bathroom, room for the future laundry, egress windows, separate thermostat.



Perfect for extended family, guest stay or make a separate entrance to make it legal suite.

The home has been extensively updated to give you peace of mind and move-in readiness. Major updates include hot water tank (2020), water softener (2025) and central air conditioning (2024). All kitchen appliances were replaced (2021), modern kitchen made from wood, sinks and faucets, flat ceilings, and updated lighting (2022). Brand new windows (2025). The house is thoroughly insulated - sound panels, Rockwool and R10 insulation all over in the basement. Attic additionally insulated as well.

Step outside into your fully fenced backyard that opens directly to green space. Whether you're sipping your coffee on a quiet morning or gathering with friends in the evening, this outdoor area offers a perfect balance of functionality. This beautiful house is situated on a massive 7,115 sq.foot pie lot (0.17 acres) and just steps to Braeside School (K-6), St Benedict Elementary school (k-6), John Ware Jr high school, Southland Leisure Center, Glenmore Park, Fish Creek Park, shopping, playgrounds, restaurants, transit and so much more! Close to Stoney Trail. This home brings together the perfect blend of comfort, style, and location. Book your viewing today!

Built in 1976

**Essential Information**

MLS® #	A2238641
Price	\$949,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,916
Acres	0.16

Year Built	1976
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	124 Brookmere Bay Sw
Subdivision	Braeside.
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2W 2R9

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Dryer, Electric Cooktop, Microwave Hood Fan, Range, Range Hood, Refrigerator, Washer/Dryer, Convection Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric, Gas
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Balcony, Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Pie Shaped Lot, Garden
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame

Foundation                Poured Concrete

**Additional Information**

Date Listed                July 9th, 2025  
Days on Market        7  
Zoning                      R-CG

**Listing Details**

Listing Office            Grand Realty

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