



**59 New Brighton Common SE
Calgary, Alberta**

MLS # A2281141



\$424,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,235 sq.ft.	Age:	2008 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	-		
Lot Feat:	Back Lane, Cul-De-Sac, Few Trees, Front Yard, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 235
Basement:	Partial	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: 2 portable air-conditioners

Welcome to this Stunning End Unit, multi-level open-concept townhome located on a quiet, cul de sac location. This meticulously maintained home boasts bright interiors with soaring 12-foot ceilings and an abundance of natural light streaming through floor-to-ceiling windows. Upstairs, you'll find two master bedrooms, each with a full en-suite and walk-in closet. The heart of this home is its spacious and beautifully appointed white kitchen, featuring tile flooring, ceiling-height upper cabinets, a raised eating bar, pantry, and coffee bar area. The open-concept dining room has an updated ceiling fan light, it overlooks into the living area, creating an inviting space for entertaining. Additionally, there's a convenient half bath on the main floor. Step outside to your private fenced patio, perfect for enjoying summer evening barbecues. The lower level offers a generous storage/laundry area and access to the double attached garage. Located just minutes away from shopping, transit, hospitals, schools, and with easy access to Deerfoot and Stoney Trails, this home combines convenience with comfort. Plus, enjoy the added benefit of low condo fees covering yard maintenance, snow removal, and annual window cleaning. Recent upgrades include Zebra window coverings throughout and a newer washer and dryer, new fridge in the kitchen and second fridge in Garage new hot water tank, upgraded lighting throughout. Book your viewing today!