



GRASSROOTS

REALTY GROUP

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**78 New Brighton Landing SE
Calgary, Alberta**

MLS # A2297833



\$405,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,214 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Landscaped, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan		

Inclusions: N/A

****OPEN HOUSE THIS SATURDAY, MAY 9th, FROM 12 - 3 PM**** Welcome to this beautifully designed three-storey townhouse that perfectly blends comfort, privacy, and modern living. The second floor features two spacious primary bedrooms, each complete with its own private ensuite, with one bedroom offering a generous walk-in closet, providing added comfort and functionality. This level features comfortable carpeting throughout, creating a warm and inviting retreat. On the main floor, you’ll find a bright and inviting layout with a generous living room and elegant dining area finished with stylish hardwood-look plank flooring, perfect for entertaining or everyday living. The kitchen is appointed with tile flooring, granite countertops, and stainless steel appliances, offering both durability and a modern touch. A convenient 1/2 bath with tile flooring completes this level. This home truly stands out with its exceptional privacy — thoughtfully positioned so that no other townhouses look directly into your space, allowing you to relax and enjoy your home in peace. Step outside to enjoy a west-facing balcony and patio, ideal for soaking in the sun and unwinding in the evening, all while surrounded by the natural privacy of two mature trees. Additional features include full air conditioning for year-round comfort and a tandem two-car garage, ideally located on the perimeter of the property for easy access and convenient additional parking nearby. Situated in a quiet, desirable area, this home is walking distance to retail shops and restaurants, making it perfect for everyday convenience. Whether you’re looking for a place to call home or a smart addition to your portfolio, this property is excellent for ownership or an ideal investment opportunity with strong rental appeal. This is a rare opportunity to own a stylish, private, and well-appointed townhouse in a

sought-after location.