



GRASSROOTS
REALTY GROUP

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173 New Brighton Point SE
Calgary, Alberta

MLS # A2302262



\$375,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,258 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Level, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		

Inclusions: Electronic deadbolt keypads, doorbell camera, TV mounts in living room and primary bedrooms, Nest thermostat, garage door opener remotes x 2, mailbox key

Welcome to this beautifully maintained townhome in New Brighton offering two bedrooms, 2.5 bathrooms, a double tandem garage and the added benefit of a serene courtyard setting - all with low condo fees! The open-concept main level is bright and inviting featuring 9' ceilings and oversized windows that fill the space with natural light. The kitchen is well-appointed with ample cabinetry, stainless steel appliances, and a peninsula with bar seating - perfect for casual meals or entertaining. Step out onto the spacious balcony overlooking the courtyard, complete with a gas hookup for you BBQ. The dining area comfortably accommodates a full-sized table and flows seamlessly into the welcoming living room that's perfectly cozy for movie nights. A convenient 2-piece powder room completes this level. Upstairs, you'll find two generously sized primary suites thoughtfully positioned on opposite ends for added privacy. Each offers its own 4-piece ensuite and excellent closet space (one with a large walk-in closet). The level also includes a large linen/storage closet and laundry closet. The double tandem garage houses the utility room, storage space and exits to a covered patio (beneath the balcony) that sits on the courtyard. This outdoor space offers a relaxing atmosphere and a safe, community-oriented area for kids to play. This unit has not had pets but York 29 is a PET FRIENDLY COMMUNITY. Residents of New Brighton enjoy access to exceptional amenities including parks, pathways and green spaces, along with the New Brighton Club featuring a water park, tennis courts, hockey rink, and year round recreational programs. You're also just minutes away from shopping, restaurants, groceries, banking and everything else McKenzie Town has to offer. Commuting is a breeze with easy access to Deerfoot, Stoney, and 52nd. Additional highlights include kitchen appliances

under 4 years old, an upgraded Nest thermostat, a new humidifier on the furnace, doorbell camera, and pride of ownership throughout.