



**54 New Brighton Point SE
Calgary, Alberta**

MLS # A2312015



\$404,786

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,190 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape, No Back Lane,		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this fabulous home in the very desirable community of New Brighton which offers many amenities that your family will enjoy and use all year round. Backing on to a peaceful green space, you will love the serenity of nature, occasional wildlife and the beauty. The privacy of your balcony will allow you to enjoy all this. This home, with 3 bedroom 2 and 1/2 bathroom, attached tandem garage plus a carport is a perfect family home. The main living space has a spacious living room, Dining area, Kitchen and a 2 piece guest bathroom. The impressive kitchen has lots of cabinets, classy cascading granite counter tops and a Pantry. Living room is bright and ideal for family time together. The Luxury Vinyl plank flooring adds a nice touch. The top level has 3 bedrooms. Primary bedroom has a long spacious walk-in closet, and a 3 piece En-suite bathroom. 2 more good size bedrooms, a full 4 piece bathroom and Laundry area on this level. All bathrooms have granite counters. New Brighton community offers many amenities and conveniences. It has ample park/green spaces, walking distance to schools, close to Major shopping, casual and fine dining, Banks, medical services and easy access to Major routes. As a Resident of New Brighton you enjoy access to the New Brighton Club, featuring a splash park, skating rink, tennis courts, and year-round community programming. The location, the community and the Low condo fees make this home an Unbeatable value. Come home after a hard days work, get close to Nature and live a good life here at New Brighton point. Beautiful home to come home to.