



GRASSROOTS
REALTY GROUP

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**3031 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2316288



\$399,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,136 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 321

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: Na

Welcome to this beautifully maintained end-unit townhouse in the heart of New Brighton, offering a rare and highly sought-after dual primary bedroom layout, a front yard, and a double attached garage. With additional windows and only one shared wall, this end-unit location provides added natural light and privacy that buyers will appreciate. Inside, you'll find a bright and inviting open-concept main floor featuring a spacious living room, central kitchen with island seating, and a generous dining area perfect for everyday living and entertaining. Large windows fill the home with natural light, creating a warm and welcoming atmosphere throughout. Upstairs, two spacious primary bedroom suites each feature their own private 4-piece ensuite bathroom, making this home ideal for professionals, roommates, guests, or small families seeking extra privacy and flexibility. A versatile den provides the perfect space for a home office, study area, or reading nook. The lower level offers a double attached garage along with additional storage and laundry space, providing plenty of room for vehicles, bikes, seasonal items, and more. Step outside to enjoy your private balcony, ideal for summer barbecues, morning coffee, or relaxing evenings. Located close to schools, parks, shopping, transit, and the New Brighton Community Centre, this home combines comfort, convenience, and a highly functional layout in one of Calgary's most desirable family-friendly communities.