



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

**MLS # A2321288**



**\$395,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,238 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 245
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Walk-In Closet(s)		

**Inclusions:** NA

Backing directly onto a tranquil pond, this beautifully maintained townhome offers a rare combination of privacy, views, and convenience. Enjoy your own private walkout patio overlooking the water, creating the perfect space to relax, entertain, or enjoy your morning coffee. The thoughtfully designed main floor features 9-foot ceilings, durable laminate flooring throughout, and an open-concept layout that seamlessly connects the living, dining, and kitchen spaces. The kitchen is finished with full-height cabinetry, quartz countertops, a stylish tile backsplash, stainless steel appliances, and ample storage for everyday living. Upstairs, you will find two spacious bedrooms, each complete with its own private ensuite bathroom, offering an ideal setup for families, guests, or roommates. The primary retreat also features a walk-in closet and a generous ensuite with an oversized shower. Additional features include air conditioning, upper-floor laundry, upgraded lighting and fixtures, an attached tandem garage with extra storage space, and multiple outdoor areas to enjoy. Located just minutes from parks, shopping, transit, schools, and everyday amenities, this home offers low-maintenance living in an exceptional setting.