



GRASSROOTS
REALTY GROUP

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3294 New Brighton Gardens SE
Calgary, Alberta

MLS # A2323487



\$389,900

Division:	New Brighton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,242 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 311
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

This gorgeous 3 bedroom townhouse is a rare find in the sought-after community of New Brighton, and it shows from the moment you walk through the front door. Freshly painted from top to bottom with brand new carpets throughout, this home is completely move-in ready. The main floor welcomes you with beautiful laminate flooring that flows through the living space. The kitchen offers ample cabinetry, a centre island, and a thoughtful layout with two dining options, a dedicated dining area and a cozy breakfast nook, perfect for busy mornings or relaxed family meals. A convenient two piece bathroom rounds out the main floor. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat complete with a walk-in closet. A well-appointed four piece bathroom serves the upper level. The partial basement is home to the laundry and offers fantastic additional storage, perfect for bikes, camping gear, and all the everyday essentials that need a home. The double attached garage is the cherry on top, offering secure parking and extra storage that townhouse living doesn't always deliver. And for your little fur-baby, the cute picket fenced front yard is just waiting to be enjoyed. Situated close to all the amenities New Brighton has to offer, including the New Brighton Community Centre, shops, restaurants, and the South Health Campus, with quick and easy access to both Stoney Trail and Deerfoot Trail. This one truly is a must see.