



GRASSROOTS
REALTY GROUP

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28 New Brighton Point SE
Calgary, Alberta

MLS # A2324890



\$399,999

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,097 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 250
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Walk-In Closet(s)		

Inclusions: NONE

Welcome to beautiful home community in the family-friendly neighborhood of New Brighton. This beautifully upgraded end-unit townhome is one of only a few that backs directly onto unobstructed green space, offering exceptional privacy and beautiful views. The bright, open-concept main floor is filled with natural light from the additional end-unit windows and features neutral finishes throughout. The stylish kitchen showcases rich maple cabinetry, stainless steel appliances, granite countertops, and a spacious breakfast bar, while the generous living and dining areas offer plenty of room to relax or entertain. Upstairs you'll find three bedrooms, including a spacious primary suite with a walk-in closet and a private 3-piece ensuite with granite countertops. Enjoy two outdoor living spaces with a sunny balcony overlooking the greenspace and a sheltered walkout patio below. The oversized attached garage offers flexible use as tandem parking or extra workspace. Offering premium upgrades, abundant natural light, and a rare greenspace location, this move-in-ready home is the perfect blend of style, comfort, and convenience.