



GRASSROOTS
REALTY GROUP

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349, 130 New Brighton Way SE
Calgary, Alberta

MLS # A2328574



\$395,000

Division:	New Brighton		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,400 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: None

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: High Ceilings

Water: -

Sewer: -

Condo Fee: \$ 303

LLD: -

Zoning: N/A

Utilities: -

Inclusions: N/A

Welcome to this beautiful 1,400 sq. ft., three-storey Jayman-built townhome in the vibrant community of New Brighton. Ideally located within walking distance of the shops, restaurants, and everyday amenities of High Street in McKenzie Towne, this home offers the perfect balance of comfort and convenience. The complex is situated adjacent to a bus stop and just a short stroll from New Brighton Park and the community pond. Finished in a slate palette, this home features a spacious kitchen with quartz counter tops in the kitchen, stainless steel appliances (range, dishwasher, refrigerator, microwave), laminate hardwood flooring through out the main floor, tile in the half bathroom and a sizeable deck backing off the dining area. Double Master layout of upper floor features private en suites with tile flooring. Ground floor displays a sizeable den/flex room located off the main entrance yet secluded from the everyday living; laundry area with Maytag washer and dryer and a sizeable single-car garage with driveway for additional vehicle. New Brighton offers excellent schools, nearby shopping, and quick access to major roadways. Residents also enjoy access to the New Brighton Clubhouse, featuring a water park, hockey rink, tennis courts, and event facilities. Don't miss your chance to own this exceptional home - book your private viewing today!