

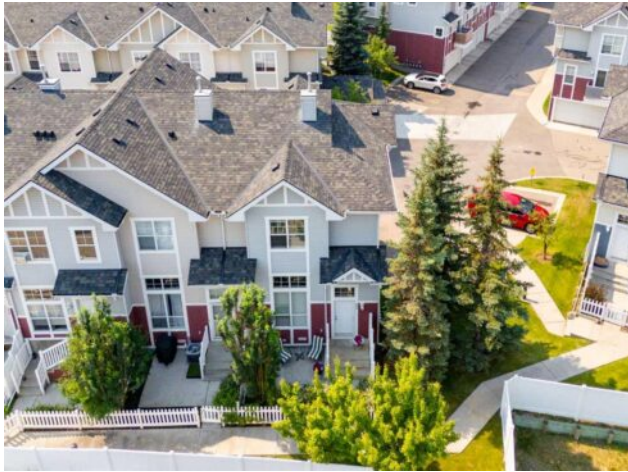


GRASSROOTS
REALTY GROUP

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**3032 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2329950



\$399,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,252 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Private		

Heating: Forced Air, Natural Gas

Floors: Carpet, Tile

Roof: Asphalt Shingle

Basement: Partial

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 321

LLD: -

Zoning: M-1 d75

Utilities: -

Inclusions: None

Welcome to this wonderful 3 bedroom townhouse located in the Mosaic Motif complex in the vibrant community of New Brighton. This END UNIT offers plenty of privacy in the fenced front entry with all the surrounding trees. The main level features a separate living room, very large dining area and a bright kitchen with cupboards galore. A sliding door from the kitchen leads to your patio - perfect for your barbecue and relaxing times. A two piece bathroom completes the main floor. Upstairs there are three bedrooms - the large primary bedroom has a walk-in closet. The other two bedrooms are a generous size and a four piece bathroom serves this level. The large partial basement contains the laundry area, furnace and utility area and has lots of space for storage shelves for everything else. The double attached garage contains room for two cars and extra storage. This fine home has been freshly painted and has a brand new furnace(2026). Next to this home are four visitor parking stalls for your welcome guests. The low condo fees are \$320.95. Located very near the New Brighton Community Centre and close to the mega South Trail Crossing shopping area with Walmart, Canadian Tire, Superstore, Safeway, Lowes and all the fine restaurants and shoppes!