



GRASSROOTS
REALTY GROUP

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60 New Brighton Point SE
Calgary, Alberta

MLS # A2332362



\$385,000

Division:	New Brighton		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,261 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, No Back Lane, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	Drinking Water, Public
Floors:	Laminate, Linoleum, Tile, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	\$ 245
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

Located on the quiet side of the complex, this home has many premium features including central air conditioning, Deck and Patio backing onto a peaceful Park (no neighbours behind or across from you), Two Primary Bedrooms, two full Ensuite Bathrooms, handy Laundry on upper level, one Powder Room Bath (main), low Condo Fees, two Indoor Garage Parking Spots (Tandem Garage), 6 Appliances (fridge, stove, dishwasher, microwave, washer and dryer), covered Patio (on main floor), upstairs Balcony with natural gas BBQ hookup, all Window Coverings, convenient, monitored visitor parking nearby. Close to parks, schools, shopping and banking (130th Avenue and McKenzie Towne) and transportation corridors including upcoming Greenline Transit. New Brighton also has a tremendous community association with many amenities - Soccer, Baseball, Basketball, Clubhouse, Skatepark, Splash Park. If you are looking for a premium home that is private and peaceful, this one checks all the boxes.