



GRASSROOTS
REALTY GROUP

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3240 New Brighton Gardens SE
Calgary, Alberta

MLS # A2335117



\$399,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,222 sq.ft.	Age:	2007 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 321
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, See Remarks, Walk-In Closet(s)		

Inclusions: None

Step into this lovely townhouse nestled on a quiet street in the highly sought-after community of New Brighton. This beautifully maintained two-storey home offers the perfect blend of comfort, style, and convenience. The inviting main floor features a bright open-concept layout with beautiful hardwood flooring throughout. The spacious living room is filled with natural light from large picture windows, creating a warm and welcoming atmosphere. The modern kitchen is equipped with black appliances, a stylish tiled backsplash, ample maple cabinetry, a convenient eating bar, and a custom-built storage cabinet that adds both functionality and extra organization. The adjoining dining area provides plenty of space for entertaining family and friends, while a convenient 2-piece powder room completes the main level. Upstairs, you'll find two generous primary bedrooms, each featuring a large walk-in closet and its own private ensuite bathroom, offering exceptional comfort and privacy. The unfinished lower level provides plenty of room for laundry and storage. This home has been thoughtfully updated and exceptionally cared for. It was professionally painted approximately two years ago and features a new insulated garage door with a new garage door opener, new window screens, and new storm doors, adding to both the home's efficiency and curb appeal. The attached double garage is insulated and drywalled, providing comfortable parking and additional storage space. Located in a well-managed townhouse complex with low condo fees, you'll enjoy maintenance-free living with snow removal and lawn care taken care of for you. New Brighton is known for its outstanding amenities and beautiful outdoor spaces. Residents enjoy access to a spectacular 20-acre central park, the scenic 12-acre New Brighton Pond, and the community clubhouse featuring a water park, skating

rink, tennis courts, beach volleyball, and year-round activities. Excellent schools, a library, shopping, restaurants, parks, and playgrounds are all nearby. With quick access to Stoney Trail and Deerfoot Trail, commuting is easy, and downtown Calgary is only about 20 minutes away. This is a wonderful opportunity to own a move-in-ready home in one of Southeast Calgary's most desirable family communities.