

3262 New Brighton Gardens SE
Calgary, Alberta

MLS # A2223436



\$405,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,220 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Landscaped, Low Maintenance Landscape, Many Trees, Paved		
Heating:	Forced Air, Natural Gas		
Floors:	Carpet, Ceramic Tile, Laminate		
Roof:	Asphalt Shingle		
Basement:	Partial, Unfinished		
Exterior:	Concrete, Vinyl Siding, Wood Frame		
Foundation:	Poured Concrete		
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry		
Water:	-		
Sewer:	-		
Condo Fee:	\$ 303		
LLD:	-		
Zoning:	M-1		
Utilities:	-		

Inclusions: Living Room Couch, Attached mirror in dining room wall, attached shelves in kitchen in-between windows.

Welcome home to a beautifully appointed 2-bedroom, 2.5-bathroom townhome offering a perfect blend of comfort, functionality, and location. Designed with modern living in mind, this home features two spacious primary bedrooms, each with its own private ensuite, making it ideal for professionals, small families, or roommates. The main living area boasts granite countertops in both the kitchen and bathrooms, creating a sleek and durable finish throughout. Enjoy the convenience of a double attached garage with alley access, along with a recently replaced washer and dryer for added peace of mind. Step outside and you'll find yourself just a short walk to McKenzie Towne, where all your shopping, dining, and service needs are met. Nearby parks and green spaces offer the perfect setting for outdoor enjoyment, and the complex is well-managed with a healthy reserve fund, ensuring long-term stability. This home combines low-maintenance living with unbeatable location!