



GRASSROOTS
REALTY GROUP

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**257 New Brighton Walk SE
Calgary, Alberta**

MLS # A2213314



\$469,900

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|------------------|--|---------------|-------------------|
| Division: | New Brighton | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,589 sq.ft. | Age: | 2015 (10 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.03 Acre | | |
| Lot Feat: | Landscaped | | |

| | | | |
|--------------------|---|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | \$ 318 |
| Basement: | None | LLD: | - |
| Exterior: | Stone, Vinyl Siding, Wood Frame | Zoning: | M-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s) | | |
| Inclusions: | TV Mounts | | |

QUICK POSSESSION! This immaculate & modern 2-bedroom, 3-bathroom townhouse, built in 2015, offers stylish finishes and thoughtful design at an unbeatable price. Step inside to find dark, rich cabinetry, sleek quartz countertops, a pantry, a garburator, and the comfort of central air conditioning! The main floor welcomes you with a spacious laundry room and tons of storage, plus direct access to the heated garage and full-size driveway. Head up to the 2nd level, where the open-concept kitchen flows onto a balcony with a gas hookup—perfect for summer BBQs. The bright and airy living room, a versatile den/home office, and a convenient 2-piece bath complete this level. On the 3rd floor, you'll find another flex space/den, ideal for extra storage or a cozy reading nook, along with two generous bedrooms. The primary suite features a 3-piece ensuite with walk-in shower, while the second bedroom has easy access to the 4-piece main bath. With a new water heater (2025) and updated roof & siding (2019), this home is move-in ready! Don't miss out—schedule a showing today!