



GRASSROOTS
REALTY GROUP

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159 New Brighton Walk SE
Calgary, Alberta

MLS # A2221446



\$419,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	Townhouse		
Size:	1,259 sq.ft.	Age:	2014 (11 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 263
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions:	Telus Security Equipment
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Welcome to 159 New Brighton Walk SE! This bright and modern 2-bedroom, 2.5 bathroom townhome with DUAL ENSUITES is ideal for families, roommates, or investors. Enjoy the bright, open-concept layout with a spacious living room, south-facing deck/yard, and a modern kitchen with QUARTZ counters, a large island and breakfast bar, and NEW LG stainless steel appliances (2024). Features include AIR CONDITIONING, LOW CONDO FEES, an ATTACHED TANDEM GARAGE, and a private driveway. Located in the family friendly neighbourhood of New Brighton; just steps to schools, parks, paths, and the community center with a splash park, skating, hockey, party rooms, tennis, and more. A great home in a great location, book your showing today and check out the virtual walkthrough!