



**GRASSROOTS**  
REALTY GROUP

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**3310 New Brighton Gardens SE  
Calgary, Alberta**

**MLS # A2236671**



**\$415,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Lawn, Low Maintenance Landscape, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 287
<b>Basement:</b>	Partial, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

**Inclusions:** Dishwasher, Dryer, Electric Stove, Garage Control, Refrigerator, Washer

Welcome to this beautifully maintained and affordable 2-storey townhouse located in the highly sought-after Mosaic Motif complex in New Brighton! This charming home offers 3 spacious bedrooms, 1.5 bathrooms, a double attached garage, and a low condo fee. Perfectly positioned fronting onto a courtyard, you can relax and enjoy peaceful views from your patio. Step inside to discover an open-concept main floor featuring warm hardwood flooring, a bright and inviting living room with large windows that fill the space with natural light, and a kitchen equipped with a breakfast island, ample cabinetry, a handy pantry, and full appliance package. Adjacent to the kitchen is a cheerful dining area, perfect for everyday meals or entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find two generously sized bedrooms, a stylish 4-piece bathroom, and a cozy loft area &mdash; ideal for a home office or study nook. The spacious primary bedroom boasts large southeast-facing windows overlooking the courtyard and a walk-in closet for all your storage needs. The lower level offers a laundry area, additional storage, and direct access to the double attached garage. This well-managed complex is perfectly located near parks, schools, the New Brighton community center, waterpark, and shopping. Whether you're a first-time homebuyer, investor, or looking to downsize, this is the perfect opportunity. Don't miss out &mdash; book your private showing today!