



**GRASSROOTS**  
REALTY GROUP

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**3232 New Brighton Gardens SE  
Calgary, Alberta**

**MLS # A2241665**



**\$425,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	913 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Double Garage Attached, Insulated, Tandem		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Partial
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 303
<b>LLD:</b>	-
<b>Zoning:</b>	M-1 d75
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to a very well kept townhome in the very desirable community of New Brighton! Amazing features include: 2 bedrooms , 1.5 bathrooms, insulated/drywalled tandem garage that you could park a truck in, newer Luxury Vinyl Planking , new appliances and AC, lovely front patio area with artificial turf, large storage/laundry area and much more! Location is a 10 out of 10 - all shopping/amenities at 130th/McKenzie Town within blocks, South Campus Hospital 5 minute drive, all schools close by and very easy access to Stoney Trail/Deerfoot Trail! Total pride in ownership and move-in ready! LOW CONDO FEES!