



GRASSROOTS
REALTY GROUP

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

MLS # A2241665



\$408,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,020 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Insulated, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane		

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

Water:	-
Sewer:	-
Condo Fee:	\$ 303
LLD:	-
Zoning:	M-1 d75
Utilities:	-

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!