



GRASSROOTS
REALTY GROUP

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

MLS # A2243287

\$384,900



Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	909 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	Partial, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home, Pantry		

Inclusions: NONE

Welcome to this impeccably updated 2-bedroom, 1.5-bathroom townhouse in the heart of vibrant New Brighton, perfectly positioned across from a serene park with playground! This move-in-ready gem showcases a bright, open-concept main level with stunning, high-quality luxury vinyl plank flooring, freshly painted walls, and all-new lighting and fixtures for a modern, welcoming feel. The gourmet kitchen is a chef's dream, featuring a brand-new smart tech oven, sleek modern appliances, a center island, and ample cabinetry with pantry, flowing seamlessly into a spacious living room bathed in natural light and a dining area for effortless entertaining. A convenient 2-piece bathroom completes the main floor. Upstairs, two generous bedrooms await, each with large windows, plenty of closet space and a large 4-piece bathroom. The upstairs in-suite laundry adds everyday convenience. The walkout level leads to a double attached tandem garage boasting abundant storage and extra lighting. Recently serviced furnace and hot water tank ensure peace of mind. Enjoy low condo fees that include reserve fund contributions, insurance, and more, in a pet-friendly complex with healthy financials. Steps from 130th Avenue's shops, restaurants (The Keg, Cactus Club), and entertainment, plus nearby schools, parks, and the New Brighton community center with its hockey rink, splash park, and summer camps, this home is ideal for families, first-time buyers, or investors. With quick access to Deerfoot and Stoney Trails, commuting is a breeze. Don't miss this rare opportunity to own a fully renovated, turnkey townhouse in one of Calgary's most sought-after communities—book your private showing today! IMMEDIATE POSSESSIONN AVAILABLE!

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