



GRASSROOTS
REALTY GROUP

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106 New Brighton Point SE
Calgary, Alberta

MLS # A2251144



\$389,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,252 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: All window blinds and living room curtains

Welcome to 106 New Brighton Point, a lovely, move-in ready townhome in a fantastic community! The bright and open concept main floor is welcoming, with a comfortable living room and a large kitchen with ample counter and cabinet space as well as upgraded luxury vinyl flooring. A half bath completes the main floor and adds real convenience. Step on to the private deck with gas line for summer evening BBQs, or unwind on the exclusive ground level patio space. Upstairs, the double primary floor plan provides the comfort and privacy of 4-piece en suite baths in each bedroom, excellent closet space including walk-in, with the bonus of upstairs laundry. The double (tandem) garage keeps the vehicles out of the weather and provides for handy storage space. New Brighton is a vibrant community, offering exclusive resident access to the New Brighton Clubhouse with playground, splash park, tennis courts, playground, and skating rink, and pathways and greenspace for relaxing walks to connect with friends and family; Excellent proximity to the shops, services, and amenities of 130th Avenue or High Street in McKenzie Towne; and quick access to Deerfoot, 52nd Street, and Stoney Trail. An outstanding opportunity - schedule your private showing today!