



GRASSROOTS
REALTY GROUP

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236 New Brighton Row SE
Calgary, Alberta

MLS # A2251930



\$399,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,155 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Carport, Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Central	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 232
Basement:	None	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

YOUR NEW HOME ... is located in one of Calgary's most sought after family friendly communities, this 2 storey townhome offers the perfect blend of style, comfort, and convenience. Steps from schools, playgrounds, daycare, and the New Brighton Athletic Park. You will also enjoy quick access to 130 ave shops, McKenzie Townes High Street and access to major routes like Stoney, Deerfoot trail and 52 st.

Inside, oversized windows and tall ceilings fill the open concept layout with natural light. The kitchen features upgraded wood cabinetry, black appliances, a classic tile backsplash, and a large eating bar-ideal for both everyday living and entertaining. The main floor also includes a spacious dining area, inviting living room and convenient powder room. Upstairs, you'll find two large primary bedrooms, each with their own private ensuites and walk in closets - perfect for families, professionals or room mates. They are separated at each end of the hall, giving lots of privacy. Your laundry facilities are also on this floor, for the utmost of convenience. Additional highlights include a lower deck, an upper deck off of the kitchen with a gas hook up, a single attached garage and a second covered parking pad. The grounds are meticulously maintained and pride of ownership is exuded through the entire complex. Located in the middle of the complex and far away from 52st noise, the Low condo fees add to another reason to love living here!