



GRASSROOTS
REALTY GROUP

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453, 130 New Brighton Way SE
Calgary, Alberta

MLS # A2253077



\$399,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,441 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Corner Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt
Basement:	See Remarks
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Breakfast Bar, Closet Organizers, No Animal Home

Water:	-
Sewer:	-
Condo Fee:	\$ 302
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: None

This bright and spacious end unit is an ideal opportunity for a new owner seeking comfort, style, and great value. Thoughtfully laid out, the home features extra windows for enhanced natural light, a larger-than-average balcony, extended kitchen cabinetry, and an enviable location within the complex—offering East, West, and South exposures with serene views of the gazebo, away from busy streets. The functional dual primary suite layout includes two bedrooms, each with custom built-in closets and private en-suites. The open-concept main living area showcases modern laminate flooring, a stylish 2-piece powder room, and a chef-inspired kitchen perfect for entertaining. On the entry level, you'll find a versatile finished space ideal for a home office or gym, with peaceful views of the gazebo. The oversized garage easily accommodates a vehicle, bikes, storage, and more—with additional storage inside the unit for added convenience. Located in the vibrant community of New Brighton, residents enjoy access to a private clubhouse offering year-round amenities such as tennis courts, a skating rink, an outdoor splash park, and a variety of programs and events.