



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**3198 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2253414



\$379,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,208 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear		
Lot Size:	-		
Lot Feat:	Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	M-1 d75
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: All Blinds, 3 TV Wall Mounts in Great Rm & 2 Bedrooms, , 2 Floor A/C units, Window Fan in Master Bdrm, TV Media Wall Shelf & 3 wall shelves over desk in 2nd Bedroom

Twice As Nice! TWO Master Bedrooms, TWO Ensuite Baths, TWO Walk-In Closets & a DOUBLE Garage too! Stylish 2 Storey in CONVENIENT central location a short walk from Transit, Shopping, Schools & Area Amenities! Inviting Open Design - Generous GREAT Room with Laminate Flooring, Sophisticated Dining Nook, Large Kitchen with Modern Maple Cabinets, Black & Stainless Steel Appliances, & XTRA Counter Space & a Convenient Main Floor Powder room for Guests. Upper level features an open Computer Area & a Dual Master Bedroom Plan - both with Walk-In Closets & Ensuite Baths. Lower Level adds a Mud room, Laundry, & lots of XTRA storage. There's a DOUBLE GARAGE & a fenced front yard with a Sunny SOUTH Patio & Space for your BBQ. Professionally Managed, PET-FRIENDLY Complex with affordable condo fees & the PERFECT Location - 1/2 block to the Playground & Scenic Area, 9 minute walk to the Elementary School & Private Resident's Club with Tennis, Basketball, Volleyball, Skating & Splash Park, 10 minute walk to the 52 St Park 'n' Ride with DOWNTOWN EXPRESS Bus, a 13 Minute walk to Shopping & Restaurants PLUS Quick Access to Stoney Trail & the New South Hospital.