



GRASSROOTS
REALTY GROUP

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**3022 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2254358



\$404,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	1,237 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Guest		
Lot Size:	-		
Lot Feat:	Garden, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, 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:	Granite Counters, Kitchen Island, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All Lighting

PRICED TO SELL! Welcome to your ideal starter home! This delightful residence seamlessly combines convenience, comfort, and contemporary living, making it perfect for first-time buyers and investors alike. Situated in a lively community, this home boasts a prime location close to all type of school such as New Brighton Elementary, Dr. Martha Cohen Junior High, and JCS High School. With easy access to South Health Campus Hospital and Calgary Transit bus routes to downtown, commuting is a breeze. Shopping and dining options are just around the corner, with McKenzie Towne and the Shopping Plaza on 130th Ave within easy reach. Upon entering, you'll be greeted by freshly painted walls and soaring 13 ft ceilings in the living room area. The spacious living room, filled with natural light from expansive windows, features dimmable LED lighting and an elegant chandelier, fostering a warm and inviting environment. The generous dining room is ideal for entertaining family and friends, while the bright eat-in kitchen boasts a movable island, stylish laminate flooring, stainless steel appliances, a granite countertop, and a RAW filter system. On the upper level, two master bedrooms await, each equipped with their own 3 & 4-piece ensuite bathrooms and walk-in closets, ensuring both privacy and comfort. Additional highlights include a two-car garage, sparing you the winter scraping hassle, and a condo board-approved air conditioning system. The lower level provides a convenient washer and dryer setup, along with ample space for a workout area, hobby room, or extra storage. Don't miss this incredible opportunity to own a home that beautifully marries modern amenities with a sought-after location, all while enjoying low condo fees.