



GRASSROOTS
REALTY GROUP

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

49 New Brighton Point SE
Calgary, Alberta

MLS # A2259395



\$385,000

Division:	New Brighton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,156 sq.ft.	Age:	2011 (14 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Elevator		

Inclusions: N/A

Welcome to New Brighton Point and this immaculate 2-bedroom, 2.5-bathroom townhouse that has been beautifully updated and is truly move-in ready! Step inside to find a bright and open-concept main level with soaring 9 ft. ceilings, freshly painted walls, and stylish new flooring (2024). The spacious kitchen offers plenty of cupboard space and updated appliances including a fridge (2024) and stove (2025), along with a sunny south-facing balcony—perfect for enjoying your morning coffee. The upper level is designed for convenience and comfort, featuring two generous primary bedrooms, each with its own 4-piece ensuite and ample closet space, plus an upper laundry area. Additional updates include a new hot water tank (2024), ensuring peace of mind for years to come. The attached garage keeps your car warm in the winter, with an extra covered stall for a second vehicle, while the lower brick patio offers a welcoming outdoor space to relax or entertain. Surrounded by beautifully landscaped grounds, this well-managed complex also provides ample visitor parking and is just steps from parks, playgrounds, schools, and shopping. Don't miss your chance to stop renting and make this attractively priced home your own!