



GRASSROOTS
REALTY GROUP

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**3194 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2259922



\$399,900

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,226 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Partial, Unfinished
Exterior:	Mixed
Foundation:	Poured Concrete
Features:	Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	\$ 303
LLD:	-
Zoning:	M-1 d75
Utilities:	-

Inclusions: NONE

Welcome to this beautifully maintained townhome offering both style and functionality. The spacious main floor showcases a massive living room with recently upgraded luxury vinyl plank flooring, seamlessly flowing into the open, modern kitchen. Featuring chic white cabinetry, new quartz countertops, stainless steel appliances, an eat-up island, and plenty of natural light, this space is perfect for entertaining or enjoying family time. Upstairs, you'll find a versatile loft area ideal for a home office, along with two impressive master suites, each complete with its own private bath and generous closet space. Step outside to a large patio that overlooks a charming courtyard—perfect for morning coffee or evening relaxation. Additional highlights include a double attached garage, a brand-new washer/dryer set, and close proximity to shopping, restaurants, schools, parks, and public transit. This home truly checks all the boxes—don't miss your chance to see it!