



GRASSROOTS
REALTY GROUP

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**3305 New Brighton Gardens SE
Calgary, Alberta**

MLS # A2262183



\$394,800

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,229 sq.ft.	Age:	2007 (18 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	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:	Kitchen Island, Laminate Counters, Wired for Data		

Inclusions: N/A

Welcome to this beautifully maintained townhome located in a well-managed complex, offering a functional double master bedroom design and an open-concept main floor perfect for modern living. The kitchen features a central island, tile backsplash, and built-in microwave hood fan, connecting seamlessly to the dining and living areas — an ideal layout for gatherings or relaxed evenings at home. Upstairs, you'll find two spacious master suites, each with a private ensuite, along with a versatile den area ideal for a home office. Neutral finishes and laminate flooring throughout the main level create a clean and timeless look. This home also includes a double attached garage (19'x17'), extra storage space, and a convenient laundry sink. Step outside to enjoy your private fenced front patio, perfect for morning coffee, entertaining, or a small play space for pets. Located steps away from a school, bus stop with LRT connection, parks, and shopping — this home offers both comfort and convenience in one of the most desirable areas of the community.