



**GRASSROOTS**  
REALTY GROUP

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**114 New Brighton Landing SE  
Calgary, Alberta**

**MLS # A2263562**



**\$389,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,281 sq.ft.	<b>Age:</b>	2011 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Rear, Tandem		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Soaking Tub, Storage, Walk-In Closet(s)		

**Inclusions:** cabinet under TV in the living room

Welcome to this bright and spacious townhome, offering a well-planned open layout and true move-in readiness. The main level features a generous living room, a welcoming dining area, and a stylish kitchen with abundant cabinetry, ample counter space, and a peninsula with a breakfast bar. From here, step onto the sunny south-facing balcony — perfect for enjoying your morning coffee. A convenient two-piece powder room completes this floor. Upstairs, you’ll find two spacious primary bedrooms, each with its own ensuite bathroom. The main suite includes a walk-in closet, and the laundry room is conveniently located on the same level. Recently painted and beautifully maintained, this home shows pride of ownership throughout. Walking into the home from your double tandem attached garage, you’ll appreciate the practical entryway that also opens to a cozy front patio. This location is exceptional — just a short stroll to the nearby pond and athletic park off 130th Avenue, with shopping, restaurants, and daily amenities only steps away. Reach out to your favourite Realtor today to book your private viewing and see everything this home has to offer.