



GRASSROOTS
REALTY GROUP

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

MLS # A2270829



\$365,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,281 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Rear, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	See Remarks		

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

Inclusions: cabinet in the living room

Open House Saturday December 6th 12 PM- 2PM! Step into this bright and inviting 2-bedroom, 2.5-bathroom townhome, perfectly situated in a quiet location within the complex and offering true move-in ready convenience. The main floor features an open, well-planned layout with a spacious living area and a comfortable dining space. The kitchen provides plenty of cabinetry, generous counter space, and a peninsula with seating — ideal for everyday living. From here, enjoy direct access to the sunny south-facing balcony, a great spot to relax or enjoy your morning coffee. A convenient half bath completes this level. Upstairs, both bedrooms are well-sized and each includes its own ensuite bathroom for added privacy. Primary features a large walk in closet. The laundry room is conveniently located on this level and comes equipped with front-load washer and dryer for easy day-to-day living. Recently painted in a clean, neutral palette and exceptionally well maintained, the home offers a fresh, modern feel throughout. An added bonus is the attached single tandem garage, offering secure parking for two vehicles, extra storage space, and year-round convenience. The location is outstanding: minutes from major routes including Deerfoot Trail and Stoney Trail, 52nd Street — making commuting and daily errands incredibly convenient. You're also close to the nearby pond, athletic park, and all the shopping, dining, and amenities along 130th Avenue. With its move-in ready condition, quiet setting, and unbeatable accessibility, this townhome offers fantastic value. Connect with your favourite Realtor today to schedule your private viewing.