



GRASSROOTS
REALTY GROUP

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39 New Brighton Point SE
Calgary, Alberta

MLS # A2271073



\$365,000

Division:	New Brighton		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,232 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parkade, Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 240
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions:	N/A
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Welcome to your beautifully updated New Brighton 3-bedroom end unit home! With brand new flooring and fresh paint throughout, this home is move-in ready and designed to impress. The open-concept main level features a bright living area and a balcony off the kitchen, overlooking peaceful greenspace — perfect for morning coffee or evening gatherings. A convenient half bath completes this level for guests. Upstairs, enjoy your private retreat with three bedrooms and two full bathrooms. The spacious primary suite offers a walk-in closet and a 4-piece ensuite. Two additional bedrooms and another 4-piece bath provide plenty of room for family or guests. Living here means incredible access to Deerfoot and Stoney Trails, with 52nd Street just seconds away. For all your shopping and dining needs, you're minutes from South Trail Crossing and the vibrant 130th Avenue corridor. Schools, parks, and the New Brighton Club amenities — including splash park, tennis courts, and community center — make this location ideal for families and professionals alike.