



GRASSROOTS
REALTY GROUP

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**34 New Brighton Point SE
Calgary, Alberta**

MLS # A2272776



\$415,000

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,270 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, No Neighbours Behind, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 239
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s)		

Inclusions: None

****MOVE IN READY - BACKING GREEN SPACE - DOUBLE PRIMARY SUITES**** Discover this immaculate townhome perfectly situated in a quiet location, backing onto beautiful green space with panoramic views. Flooded with natural light, the home features large windows throughout and a bright, open-concept layout. The spacious kitchen offers sleek modern cabinetry, contemporary countertops, a stylish backsplash, updated stainless-steel and black appliances, plenty of storage, and workspace. Imagine enjoying your morning coffee on your private balcony overlooking the expansive green space, watching the wildlife. An inviting dining area flows into a large Great Room—ideal for both everyday living and entertaining. Upstairs, you’ll find two generous bedrooms, each with its own ensuite bath and walk-in closet, along with the convenience of upper-floor laundry. Additional highlights include a double attached tandem garage and **LOW MONTHLY CONDO FEES**. Plenty of monitored visitor parking is available. Close to schools, shopping, and recreation, with easy access to major transportation routes, this home delivers comfort, style, and an unbeatable location. City living with a country feel!