



GRASSROOTS
REALTY GROUP

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82 New Brighton Landing SE
Calgary, Alberta

MLS # A2276302



\$399,777

Division:	New Brighton		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,278 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Alley Access, Single Garage Attached, Tandem		
Lot Size:	0.02 Acre		
Lot Feat:	Back Lane, Few Trees, Front Yard, Gentle Sloping, Low Maintenance Landsc		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 232
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	M-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to 82 New Brighton Landing SE, a beautifully designed townhouse nestled in the heart of New Brighton, one of Calgary's most sought-after master-planned communities. This inviting residence offers modern comfort and thoughtful living spaces perfect for first-time buyers, growing families, or anyone looking for a place to call home. Beyond your doorstep, the community boasts a wealth of amenities including parks, pathways, and family-friendly green spaces, along with the exclusive New Brighton Club featuring a water park, tennis courts, hockey rink, and year round recreational programs just for residents. You'll also enjoy easy access to nearby shopping, dining, and services in McKenzie Towne and along 130th Avenue, all while being connected to major routes like Deerfoot Trail and Stoney's ring rd for effortless commuting across Calgary. With its blend of contemporary living and vibrant neighbourhood lifestyle, 82 New Brighton Landing presents an exceptional opportunity to join a thriving and welcoming community.