



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

MLS # A2277031



\$360,000

Division: New Brighton

Type: Residential/Other

Style: 2 Storey

Size: 1,251 sq.ft. **Age:** 2011 (15 yrs old)

Beds: 2 **Baths:** 2 full / 1 half

Garage: Carport, Single Garage Attached

Lot Size: 0.02 Acre

Lot Feat: Landscaped

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile

Sewer: -

Roof: Asphalt

Condo Fee: \$ 239

Basement: None

LLD: -

Exterior: Wood Frame

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: Kitchen Island, Laminate Counters

Inclusions: N/A

Welcome to 136 New Brighton Point, a lovely, move-in ready townhome in the community of New Brighton! This home has been professionally cleaned and new carpet installed throughout. The lower level serves as an entryway leading to the main floor living space. The bright and open concept main floor is welcoming, with a comfortable living room, eating area, and a large kitchen with ample counter and cabinet space. A half bath completes the main floor. From the kitchen, step on to the private deck with gas line for your BBQ. On the second level you will find 2 bedrooms each having a 4-pce ensuite! Ideal for a small family or roommates. For convenience, the stacked washer and dryer are located on the upper bedroom level! At the front there is access to the attached garage and carport, offering parking for two vehicles and plenty of storage. The utility room is in the garage. From the garage there is a walk-up to the ground level patio space. The New Brighton Residents Association offers a multitude activities, events and rental facilities. Information at www.newbrighton-connect.com This lovely community is close to parks, schools, shopping, and major roadways. See the virtual tour 3D tour and pictures. Call your favourite Realtor to view this lovely townhouse today.