



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2277031**



**\$360,000**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Carport, Single Garage Attached		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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](http://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.