



**GRASSROOTS**  
REALTY GROUP

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**236 New Brighton Row SE**  
**Calgary, Alberta**

**MLS # A2281963**



**\$379,900**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,155 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>	Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 239
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

YOUR NEW HOME ... is located in one of Calgary's most sought after family friendly communities, this 2 storey townhome offers the perfect blend of style, comfort, and convenience. Steps from schools, playgrounds, daycare, and the New Brighton Athletic Park, future LRT, South Campus. You will also enjoy quick access to 130 ave shops, McKenzie Townes High Street and access to major routes like Stoney, Deerfoot trail and 52 st. Inside, oversized windows and tall ceilings fill the open concept layout with natural light. The kitchen features upgraded wood cabinetry, black appliances, a classic tile backsplash, and a large eating bar-ideal for both everyday living and entertaining. The main floor also includes a spacious dining area, inviting living room and convenient powder room. Upstairs, you'll find two large primary bedrooms, each with their own private ensuites and walk in closets - perfect for families, professionals or room mates. They are separated at each end of the hall, giving lots of privacy. Your laundry facilities are also on this floor, for the utmost of convenience. Additional highlights include a lower deck, an upper deck off of the kitchen with a gas hook up, a single attached garage and a second covered parking pad. The grounds are meticulously maintained and pride of ownership is exuded through the entire complex. Located in the middle of the complex and far away from 52st noise, the Low condo fees add to another reason to love living here!