



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

MLS # A2283951



\$370,000

Division: New Brighton

Type: Residential/Five Plus

Style: 3 (or more) Storey

Size: 1,282 sq.ft. **Age:** 2011 (15 yrs old)

Beds: 3 **Baths:** 2 full / 1 half

Garage: Double Garage Attached, Garage Door Opener, Tandem

Lot Size: 0.00 Acre

Lot Feat: Backs on to Park/Green Space, Corner Lot

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Linoleum, Vinyl

Sewer: -

Roof: Asphalt Shingle

Condo Fee: \$ 239

Basement: None

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: M-1

Foundation: Poured Concrete

Utilities: -

Features: High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)

Inclusions: N/A

Welcome to this stunning 1281 sq. ft. end-unit in the heart of New Brighton! This bright, open-concept home is an entertainer's dream, featuring brand-new carpet on the upper level and a seamless flow from the living area to a private balcony overlooking peaceful greenspace. A convenient powder room completes the main level. The upper floor serves as a private retreat with three bedrooms and two full baths. The primary suite boasts a spacious walk-in closet and a 3-piece ensuite. Two additional well-sized bedrooms share a 4-piece bath, while the upper-floor laundry turns chores into a breeze. Complete with a tandem double attached garage, this home offers unbeatable access to Deerfoot, Stoney Trail, and the endless shopping amenities of 130th Avenue.