



GRASSROOTS
REALTY GROUP

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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.