



**GRASSROOTS**  
REALTY GROUP

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**3305 New Brighton Gardens SE  
Calgary, Alberta**

**MLS # A2285675**



**\$389,800**

<b>Division:</b>	New Brighton		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,229 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 303
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	M-1 d75
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Wired for Data		

**Inclusions:** None

Welcome to this beautifully maintained townhome located in a well-managed complex, offering a functional double master bedroom design and an open-concept main floor perfect for modern living. The kitchen features a central island, tile backsplash, and built-in microwave hood fan, connecting seamlessly to the dining and living areas — an ideal layout for gatherings or relaxed evenings at home. Upstairs, you’ll find two spacious master suites, each with a private ensuite, along with a versatile den area ideal for a home office. Neutral finishes and laminate flooring throughout the main level create a clean and timeless look. This home also includes a double attached garage (19’x17’), extra storage space, and a convenient laundry sink. Step outside to enjoy your private fenced front patio, perfect for morning coffee, entertaining, or a small play space for pets. Located steps away from a school, bus stop with LRT connection, parks, and shopping — this home offers both comfort and convenience in one of the most desirable areas of the community.